



£162,000

67 Eton Way, Boston, Lincolnshire PE21 7BF

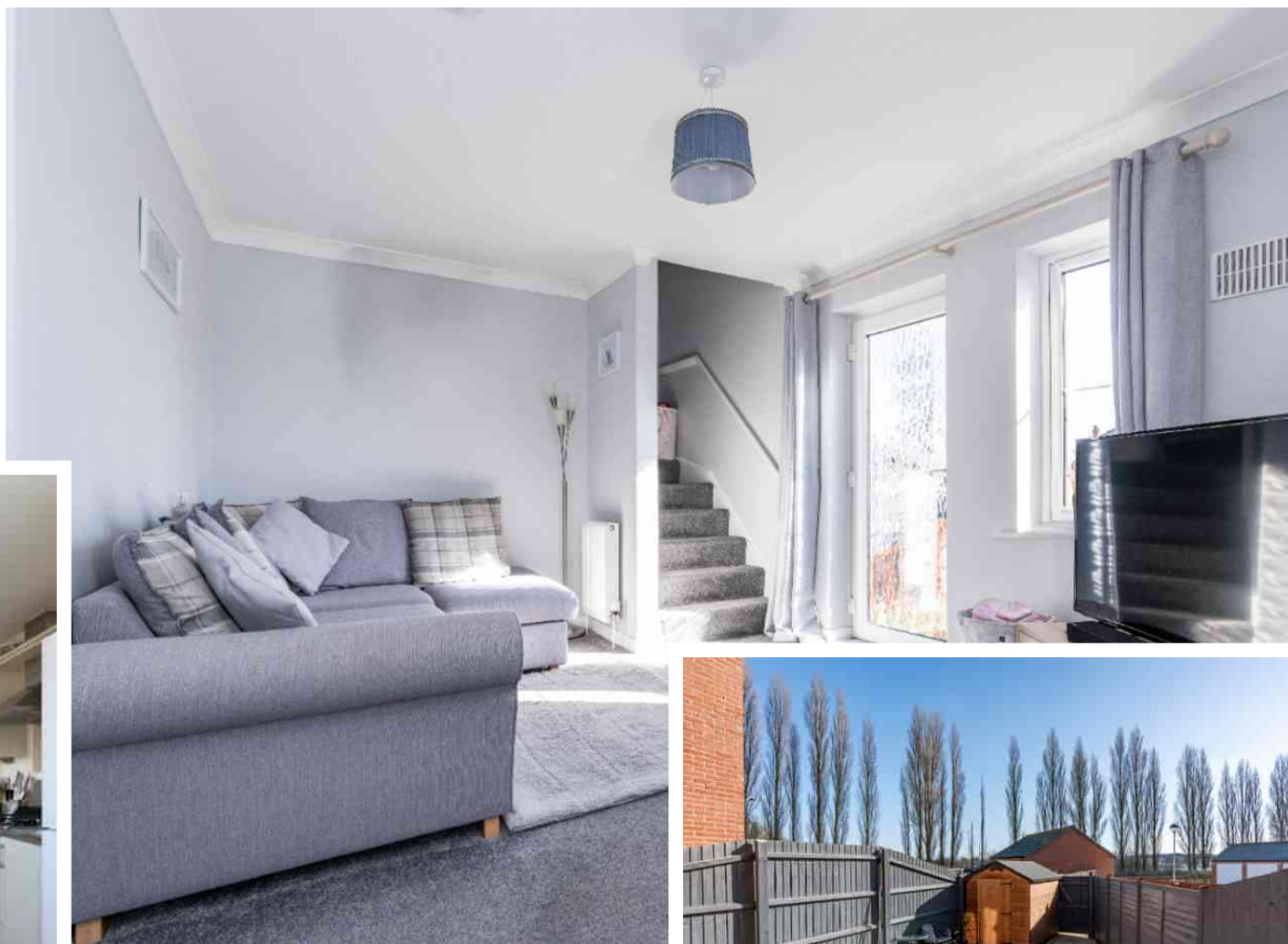
SHARMAN BURGESS

67 Eton Way, Boston, Lincolnshire PE21 7BF

£162,000 Freehold

ACCOMMODATION

An impressive semi-detached property occupying a fantastic position with open views of farmland to the front. Accommodation comprises a kitchen diner, ground floor cloakroom, lounge, two bedrooms to the first floor and a four piece family bathroom. Further benefits include two allocated parking spaces, gas central heating and uPVC double glazing.



SHARMAN BURGESS



KITCHEN DINER

23' 3" (approximate maximum measurement) x 8' 10"
(approximate maximum measurement) (7.09m x 2.69m) -
(irregular shaped room)

Having partially obscure glazed front entrance door, counter tops with inset sink and drainer with mixer tap, range of base level storage units, drawer units and fitted larder style units, integrated oven and grill, four ring gas hob with glass splashback and illuminated fume extractor above, space for twin height fridge freezer, plumbing for automatic washing machine, two windows to front elevation, two radiators, coved cornice, two ceiling light points, additional ceiling recessed lighting, electric fuse box. The Vendor informs the Agent that additional kitchen units were fitted when purchased compared to the standard kitchen usually installed.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wall mounted wash hand basin with mixer tap and tiled splashback, radiator, coved cornice, ceiling light point, extractor fan.

LOUNGE

16' 6" (approximate maximum measurement) x 12' 8"
(approximate maximum measurement) (5.03m x 3.86m) -
(irregular shaped room)

Having two radiators, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, window to rear elevation, obscure glazed door leading to the garden, staircase leading to: -



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

Having access to loft, coved cornice, ceiling light point, built-in boiler cupboard housing the Ideal combination gas central heating boiler.

BEDROOM ONE

16' 1" (approximate maximum measurement) x 12' 2" (approximate maximum measurement into entrance area) (4.90m x 3.71m) - (irregular shaped room)

Having window to front elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

11' 10" (approximate maximum measurement) x 9' 6" (approximate maximum measurement) (3.61m x 2.90m) - (irregular shaped room)

Having window to front elevation, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

Having a four piece suite comprising shower cubicle with mains fed shower within, panelled bath with mixer tap, pedestal wash hand basin with mixer tap, push button WC, heated towel rail, obscure glazed window to front elevation, electric shaver point, ceiling recessed lighting.

EXTERIOR

To the front, the property has paved access leading to the front entrance door and a small lawned front garden.

REAR GARDEN

Being predominantly laid to lawn and having paved areas. The garden is fully enclosed by fencing and is served by outside lighting.

PARKING

To the rear of the property are two allocated gravelled parking spaces.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

Upon completion of the site, a service charge for the upkeep and maintenance of unadopted roads, walkways and communal areas may be payable, however, nothing is currently being paid by the vendors of the property.

REFERENCE

25022025/28705402/HAR



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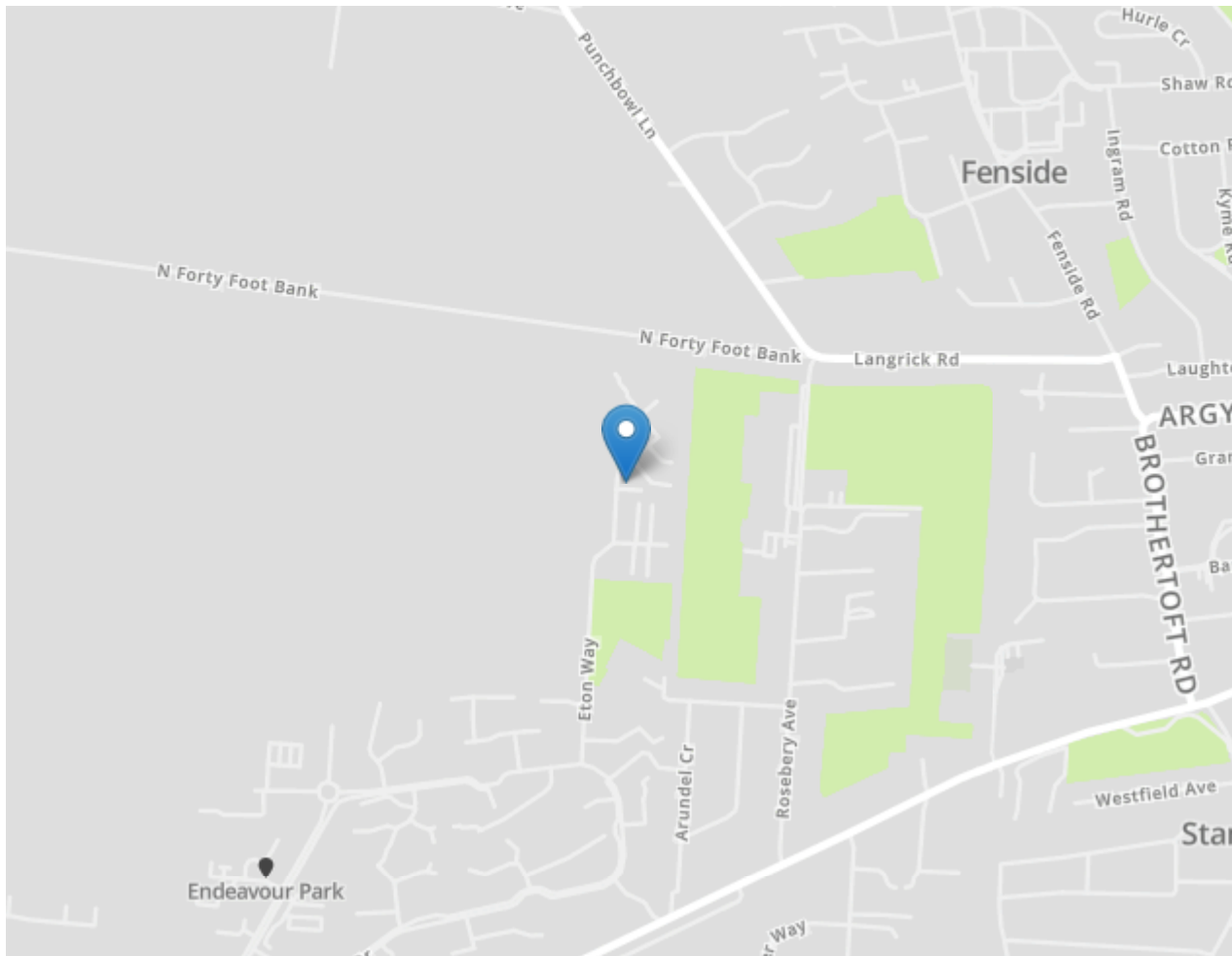
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

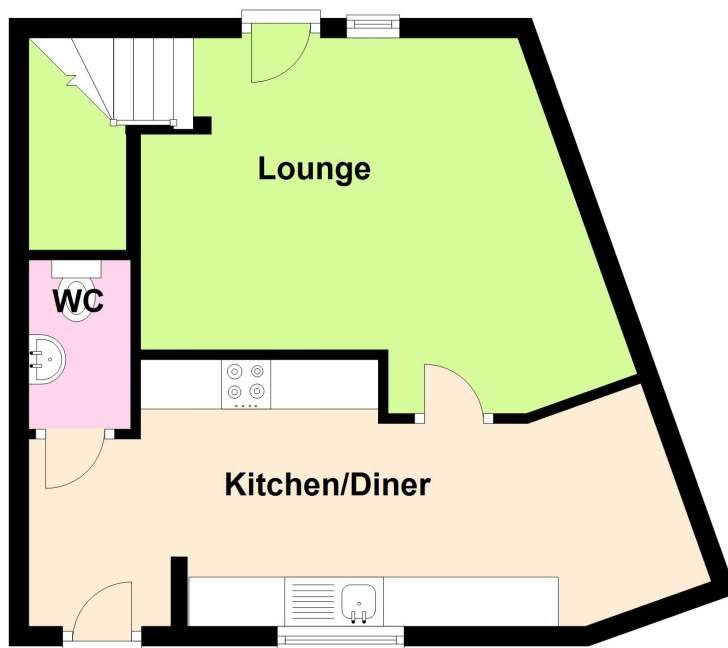
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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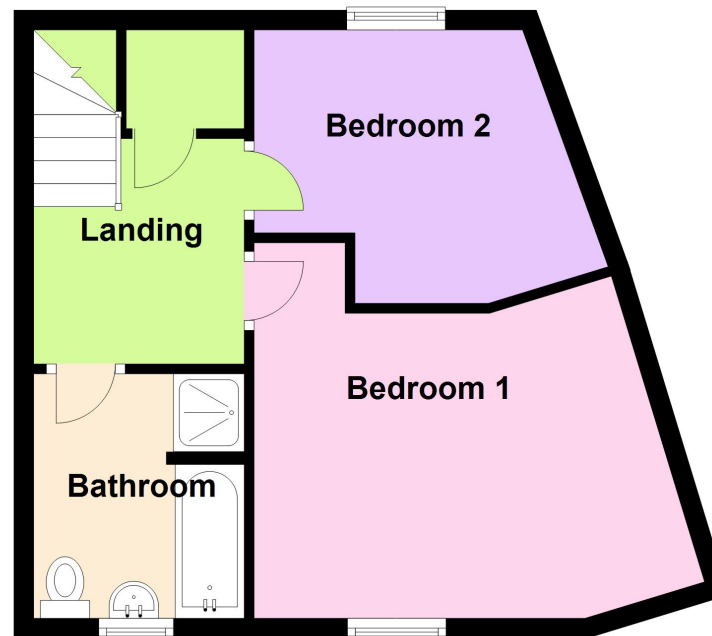
Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 71.1 sq. metres (765.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	80	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC