



£189,950

40 Oak Crescent, Boston, Lincolnshire PE21 9EZ

SHARMAN BURGESS

**40 Oak Crescent, Boston, Lincolnshire
PE21 9EZ
£189,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially glazed front entrance door with part glazed side panel, staircase leading off, under stairs storage cupboard, radiator, smoke alarm, further built in cupboard with shelving within.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC with concealed cistern and wash hand basin with vanity unit beneath, uPVC double glazed window to side aspect.

A detached property situated on a corner plot in a popular residential location close to Boston Town centre and its amenities. Accommodation comprises an entrance hall, lounge, dining room/study, breakfast kitchen, conservatory, ground floor cloakroom, three bedrooms to the first floor together with a three piece family bathroom. Further benefits include garage and off road parking, gardens to front, side and rear and gas central heating.



SHARMAN BURGESS



LOUNGE

20' 2" x 11' 2" (6.15m x 3.40m)

Having uPVC double glazed window to front aspect, laminate flooring, two radiators, coved cornice, TV aerial point, telephone point, fireplace with wooden surround and marble inset and hearth and inset gas fire (not in working order). Glazed double doors leading through to: -

DINING ROOM/STUDY

11' 4" x 7' 11" (3.45m x 2.41m)

Having uPVC double glazed window to side aspect, vinyl flooring, ceiling light point, coved cornice, radiator, serving hatch from breakfast kitchen, sealed unit uPVC sliding patio doors through to: -

CONSERVATORY

20' 10" x 8' 7" (6.35m x 2.62m)

Of uPVC double glazed construction with polycarbonate roof. Having French doors to side aspect leading to the garden.

BREAKFAST KITCHEN

18' 0" x 8' 10" (5.49m x 2.69m)

Having work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units including glazed display cabinets, integrated electric double oven, inset gas hob with stainless steel cooker hood above, space for dishwasher, space and plumbing for automatic washing machine, tile effect flooring, radiator, coved cornice, partially glazed uPVC side entrance door, uPVC double glazed window to side aspect, further uPVC double glazed window through to conservatory.



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

With uPVC double glazed window to side aspect, access to roof space, smoke alarm, cupboard housing the gas combination central heating boiler within.

BEDROOM ONE

11' 2" x 10' 10" (3.40m x 3.30m) (excluding door recess)

Having uPVC double glazed window to front aspect, radiator, coved cornice.

BEDROOM TWO

11' 2" x 9' 0" (3.40m x 2.74m) (excluding door recess and wardrobes)

Having uPVC double glazed window to rear aspect, radiator, built-in wardrobe.

BEDROOM THREE

7' 10" x 6' 10" (2.39m x 2.08m)

Having uPVC double glazed window to front aspect, radiator, coved cornice, built-in cupboard.

BATHROOM

Being fitted with a white three piece suite comprising shaped panelled bath, WC with concealed cistern, wash hand basin with vanity unit beneath, tiled flooring, fully tiled walls, heated towel rail, uPVC double glazed window to rear aspect.

EXTERIOR

To the front, the property benefits from an area of lawn with flower and shrub borders. The front garden is fully enclosed by picket fencing, with pedestrian hand gate and paved pathway leading to the front entrance door. Side gated access leads to the rear garden. The side and rear gardens comprise an area of shaped lawn, barked area and paved patio seating area.

To the rear of the property is a driveway which provides off road parking as well as vehicular access to the: -

SINGLE GARAGE

Having up and over door, served by power and lighting, attached store with uPVC door to rear garden.

SERVICES

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

REFERENCE

02042024/27476647/KIN



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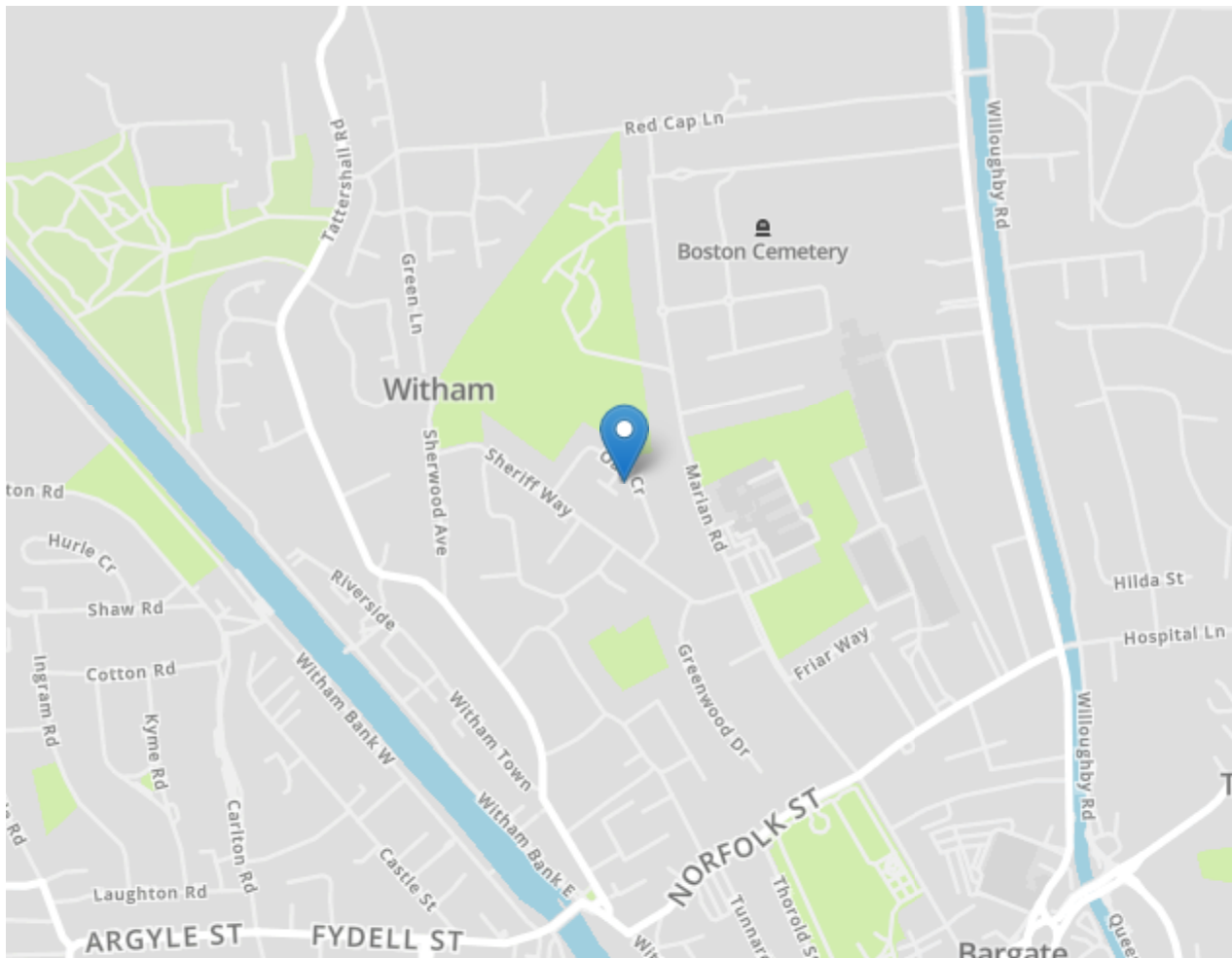
AGENT'S NOTES

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.

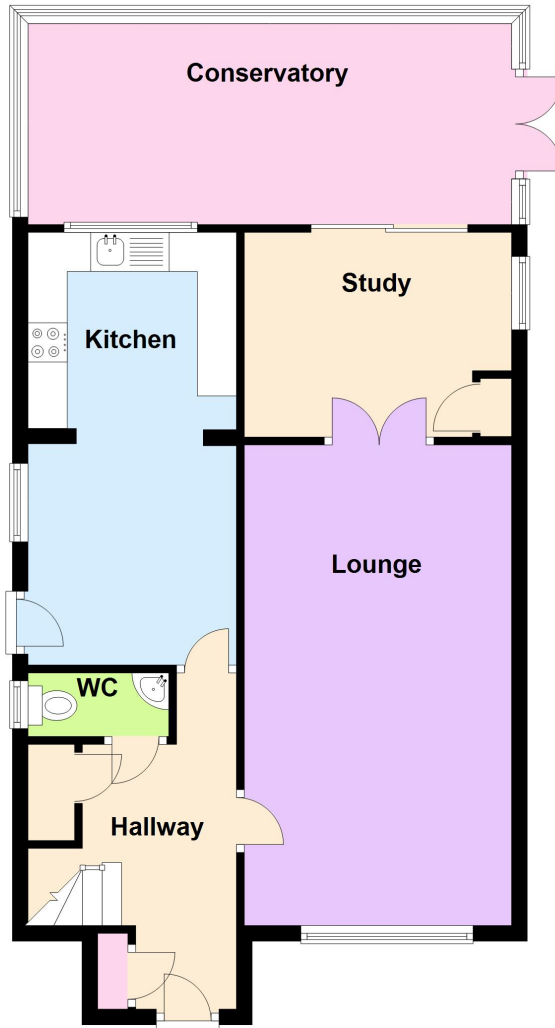
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

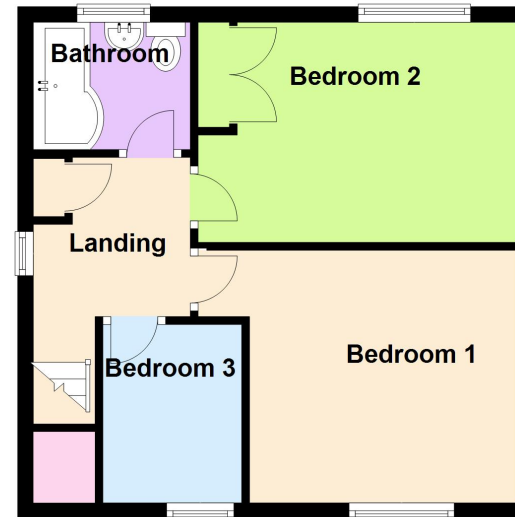


SHARMAN BURGESS

Ground Floor
Approx. 73.0 sq. metres (785.4 sq. feet)



First Floor
Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 110.7 sq. metres (1191.8 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |