



SHARMAN
BURGESS
FOR SALE
01205 361161

£310,000

40 Rowley Road, Boston, Lincolnshire PE21 6JE

SHARMAN BURGESS

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PE21 6JE
£310,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, wood effect laminate flooring, radiator, coved cornice, ceiling light point, wall mounted central heating thermostat, under stairs storage cupboard with light and wall mounted coat hooks within.

DINING ROOM

12' 0" x 11' 9" (3.66m x 3.58m)

Having wood effect laminate flooring, radiator, coved cornice, ceiling light point, access to Garden Room.



SHARMAN BURGESS

KITCHEN

13' 8" x 11' 3" (4.17m x 3.43m)

Having counter tops with inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated double oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, plumbing for dishwasher, space for American style fridge freezer, tiled floor, dual aspect windows, coved cornice, ceiling recessed lighting.

LOUNGE

14' 1" (maximum into bay window) x 11' 2" (4.29m x 3.40m)

Having feature bay window to front elevation, wood effect laminate flooring, radiator, ceiling light point, wall mounted housing for TV, fitted log burner with tiled hearth and matching surround.

GARDEN ROOM

14' 9" (maximum) x 10' 9" (maximum) (4.50m x 3.28m)

Having wood effect laminate flooring, radiator, ceiling light point, double doors leading out to the garden.

UTILITY ROOM

8' 4" (maximum) x 5' 2" (maximum) (2.54m x 1.57m)

Having roll edge work surfaces with tiled splashbacks, base level storage units, wall mounted units and fitted larder style unit, space for tumble dryer, plumbing for automatic washing machine, window to rear elevation, ceiling light point, wood effect laminate flooring.



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GROUND FLOOR SHOWER ROOM

8' 4" (maximum) x 5' 4" (maximum) (2.54m x 1.63m)

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, shower cubicle with wall mounted electric shower within and fitted shower screen, extended tiled splashbacks, radiator, ceiling recessed lighting, obscure glazed window.

SITTING ROOM

17' 8" x 12' 9" (5.38m x 3.89m)

Having window to front elevation, door to rear elevation, radiator, ceiling light point.

FIRST FLOOR LANDING

Having access to roof space, coved cornice, two ceiling light points.

BEDROOM ONE

14' 5" (maximum into window) x 10' 0" (maximum) (4.39m x 3.05m)

Having window to front elevation, radiator, coved cornice, ceiling light point, twin walk-in wardrobes each with hanging rails and shelving within.

BEDROOM TWO

11' 10" (maximum) x 12' 0" (maximum) (3.61m x 3.66m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, wood effect laminate flooring.

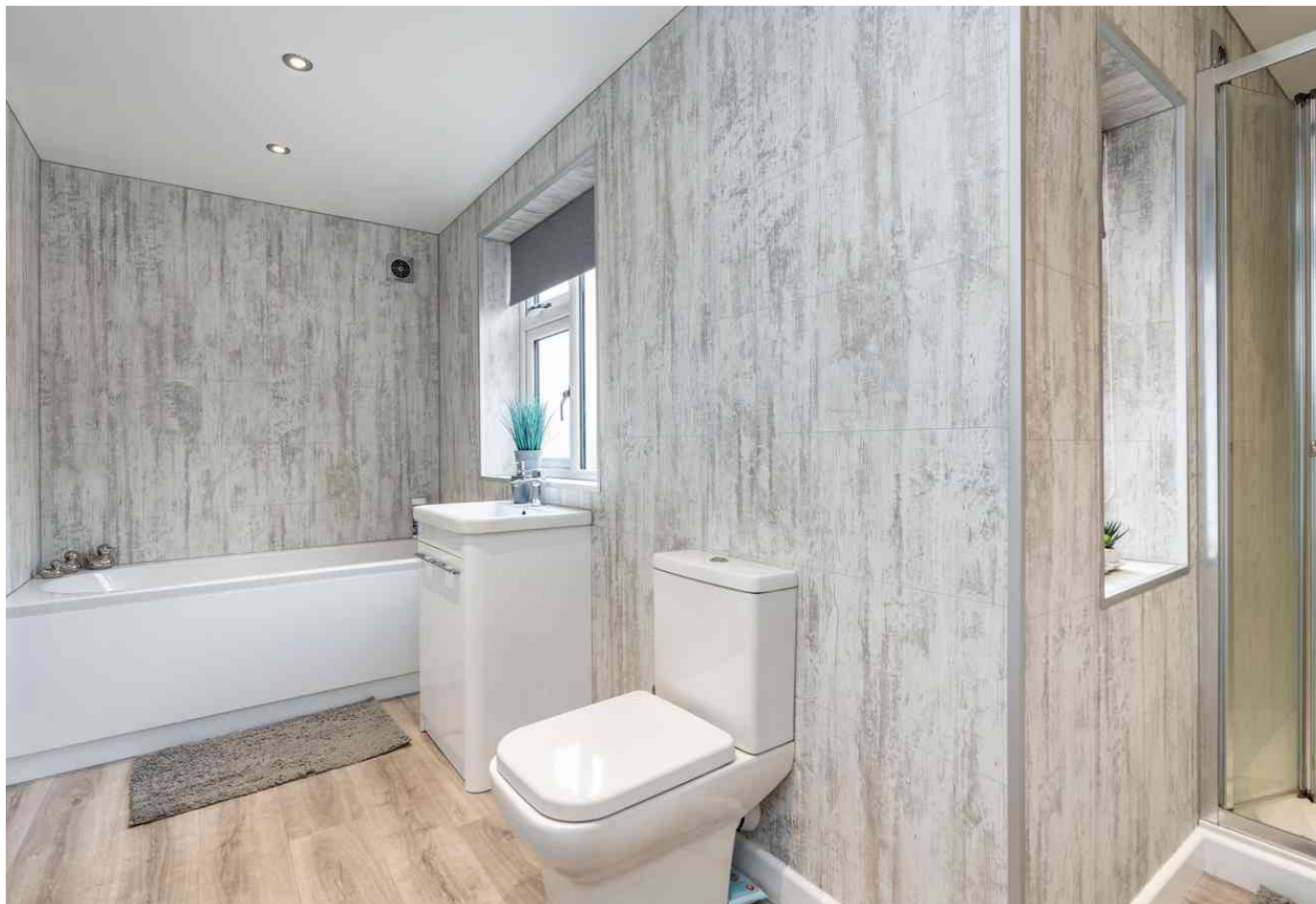
BEDROOM THREE

14' 7" (maximum) x 11' 9" (maximum) (4.45m x 3.58m)

Having window to front elevation, radiator, coved cornice, ceiling light point, wood effect laminate flooring.



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BEDROOM FOUR

8' 4" x 6' 9" (maximum) (2.54m x 2.06m)

Currently used as a dressing room. Having window to rear elevation, radiator, coved cornice, ceiling light point, airing cupboard housing the hot water cylinder and Worcester gas central heating boiler within.

BEDROOM FIVE

7' 2" (maximum) x 7' 7" (maximum including stair bulkhead) (2.18m x 2.31m)

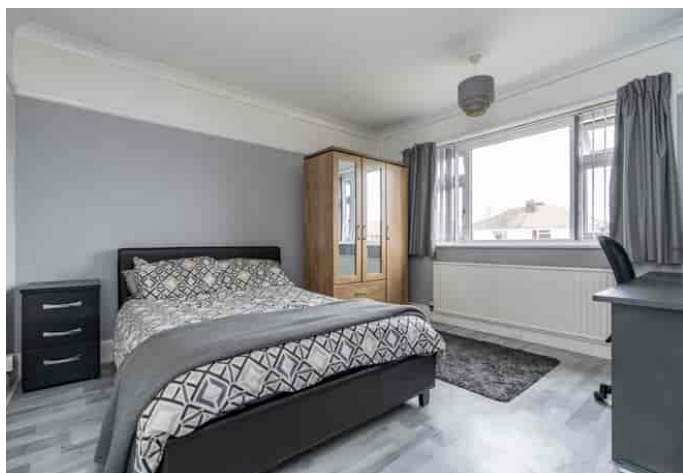
Currently used as an office. Having window to front elevation, radiator, coved cornice ceiling light, walk-in storage cupboard with shelving within.

FAMILY BATHROOM

Being fitted with a modern four piece suite comprising shower cubicle with wall mounted mains fed shower within and bi-fold shower screen, push button WC, wash hand basin with mixer tap and vanity storage beneath, panelled bath with mixer tap, extractor fan, ceiling recessed lighting, radiator.

EXTERIOR

The property is approached over a large driveway which is a mixture of block paving and gravelled hardstanding and provides off road parking for numerous vehicles as well as vehicular access to the garage. There is a low level wall to the front boundary.



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GARAGE

16' 6" x 8' 6" (5.03m x 2.59m)

Having electric roller door, obscure glazed window to side elevation, obscure glazed personnel door to garden, fitted workbench, served by power and lighting. The rear section of the garage provides additional storage.

Next to the garage is a further area of hardstanding with gated access. There is also a lean-to shed.

REAR GARDEN

Initially comprising a large paved seating area, further decked area and additional paved patio area with covered pergola providing seating/entertaining space. There is a section of shaped lawn with pebbled flower and shrub borders. The garden is fully enclosed by a mixture of fencing and hedging and houses a: -

LARGE TIMBER WORKSHOP/GARDEN SHED

Served by power and lighting.

GARDEN BAR

8' 3" x 15' 1" (2.51m x 4.60m)

Currently with a fitted bar within, dual aspect windows, double doors leading to the garden, served by power and lighting. In the Agents opinion this room provides a variety of potential uses including gym or office.

SERVICES

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

REFERENCE

17102024/28302945/CHA



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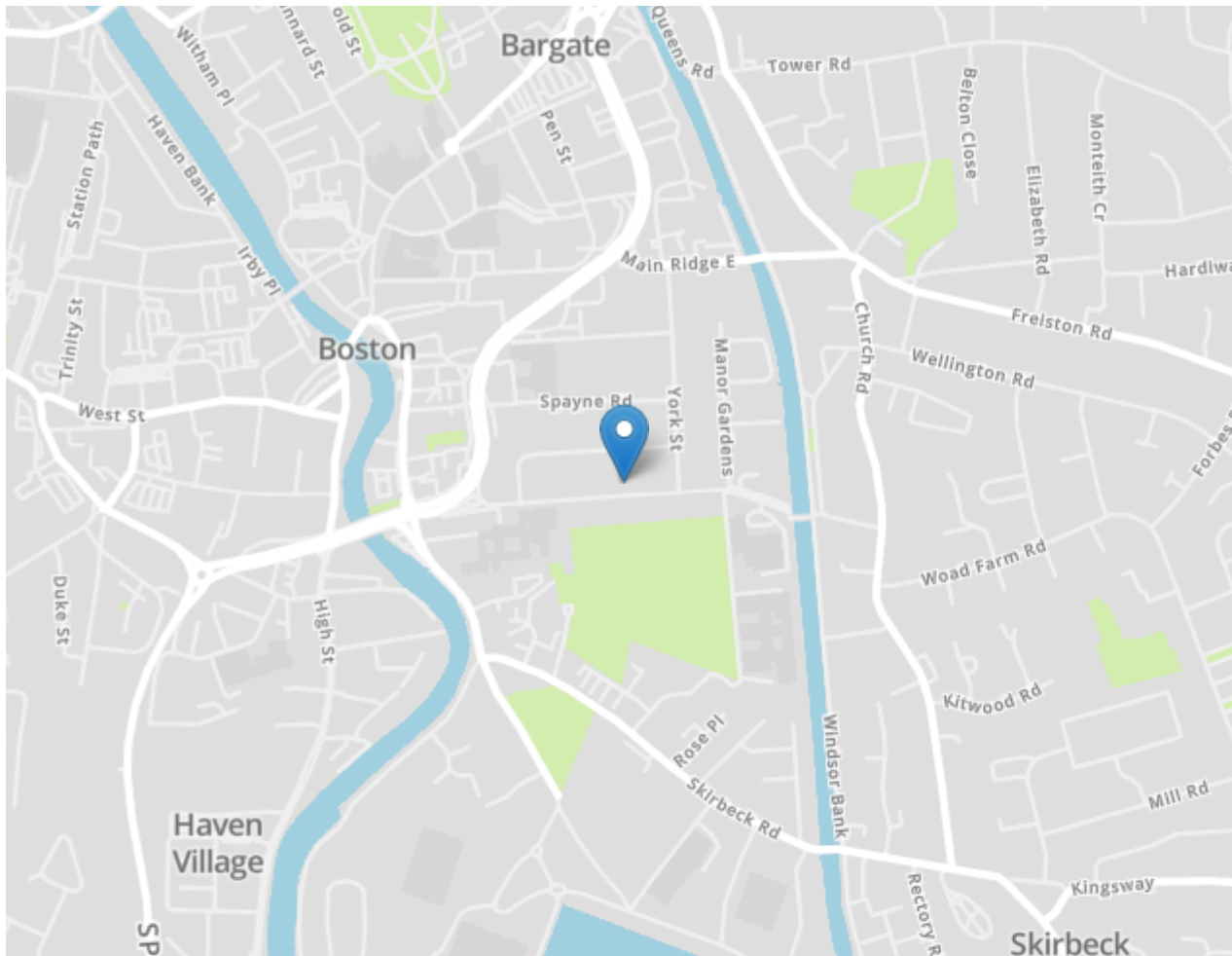
AGENT'S NOTES

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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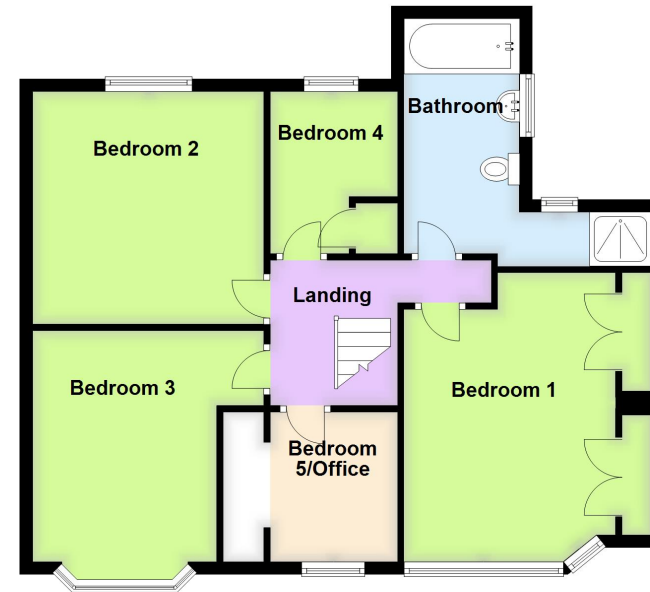
Ground Floor

Approx. 116.9 sq. metres (1258.4 sq. feet)



First Floor

Approx. 70.9 sq. metres (762.7 sq. feet)



Total area: approx. 187.8 sq. metres (2021.0 sq. feet)



t: 01205 361161
 e: sales@sharmanburgess.com
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			