



£319,950

Plot 4 Park View Carmel Green, Boston PE21 7JR

SHARMAN BURGESS



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Est 1996

BRAND NEW four bed roomed detached house constructed by the reputable local builder Bernard French Homes, set within an exclusive cul-de-sac development of just six properties. Modern open plan design to the ground floor with fitted kitchen and additional conservatory and en-suite shower room and family bathroom. Driveway with detached garage. Approximately south facing rear garden.

ACCOMMODATION

ENTRANCE HALL

Entered from a covered front entrance way with lighting and exterior power points, having recessed spotlighting, smoke alarm, large built-in cupboard housing the under floor heating controls, staircase leading off.

CLOAKROOM

Having dual flush WC, hand basin, cold plumbing for automatic washing machine, recessed spotlighting to ceiling.

OPEN PLAN LIVING DINING KITCHEN

28' 7" (maximum measurement) x 24' 7" (maximum measurement) into kitchen area (8.71m x 7.49m)

Being fitted with a good range of units comprising work surfaces with inset single drainer sink unit, range of base cupboard and drawers with soft closures complimented by matching wall mounted cupboards, Neff induction hob with fume extractor above and double electric oven set in housing unit, plumbing for dishwasher, built-in pantry cupboard, recessed spotlighting to ceiling, TV/telephone/satellite multi point, wall mounted electric fire, uPVC double glazed French doors leading to:-

CONSERVATORY

12' 6" x 12' 0" (3.81m x 3.66m)

Of brick construction with uPVC double glazed windows and French doors leading to the rear garden, TV aerial point.

STAIRS & LANDING

Having radiator, smoke alarm, recessed spotlighting to ceiling, access to roof space with fold away ladder, built-in cupboard housing the hot water cylinder.

MASTER BEDROOM (FRONT)

13' 8" x 18' 0" (maximum measurement including entrance area) (4.17m x 5.49m)

Having radiator, TV aerial point, recessed spotlighting to ceiling, shower control switch.

EN-SUITE SHOWER ROOM

8' 9" x 4' 4" (2.67m x 1.32m)

Being fitted with a white suite comprising full width shower cubicle with Aqualisa Quartz shower unit with both rain shower head and hose fittings, dual flush WC, vanity basin, extractor fan, recessed spotlighting to ceiling, chrome heated towel rail.

BEDROOM TWO (FRONT)

11' 3" x 10' 6" (maximum measurement) (3.43m x 3.20m)

Having radiator, built-in cupboard, recessed spotlighting to ceiling.

BEDROOM THREE (REAR)

10' 2" x 8' 9" (minimum measurement) (3.10m x 2.67m)

Having radiator, TV aerial point, recessed spotlighting to ceiling.

BEDROOM FOUR (REAR)

8' 2" x 6' 11" (2.49m x 2.11m)

Having radiator, telephone point, recessed spotlighting to ceiling.

FAMILY BATHROOM

6' 10" x 6' 9" (2.08m x 2.06m)]

Being fitted with a white suite comprising panelled bath with mixer tap and shower attachment, built-in furniture incorporating hand basin together with dual flush WC, extractor fan, tiled floor, chrome heated towel rail, recessed spotlighting to ceiling.

EXTERIOR

A block paved driveway provides parking space in addition to access to the:-

DETACHED GARAGE

17' 1" x 9' 1" (5.21m x 2.77m)

Of brick and tiled construction with electric roller door, power and light.

The rear garden incorporates a good sized patio and is served by an outside cold water tap.

Situated to the side of the property is a Grant Aeron externally floor mounted air source heat pump powering the central heating system.

SERVICES

Mains water, electricity and drainage are connected. Central heating is provided by an air source heat pump with radiators to the first floor and under floor heating to the ground floor. Windows are uPVC framed sealed unit double glazed and solar panels have also been fitted.

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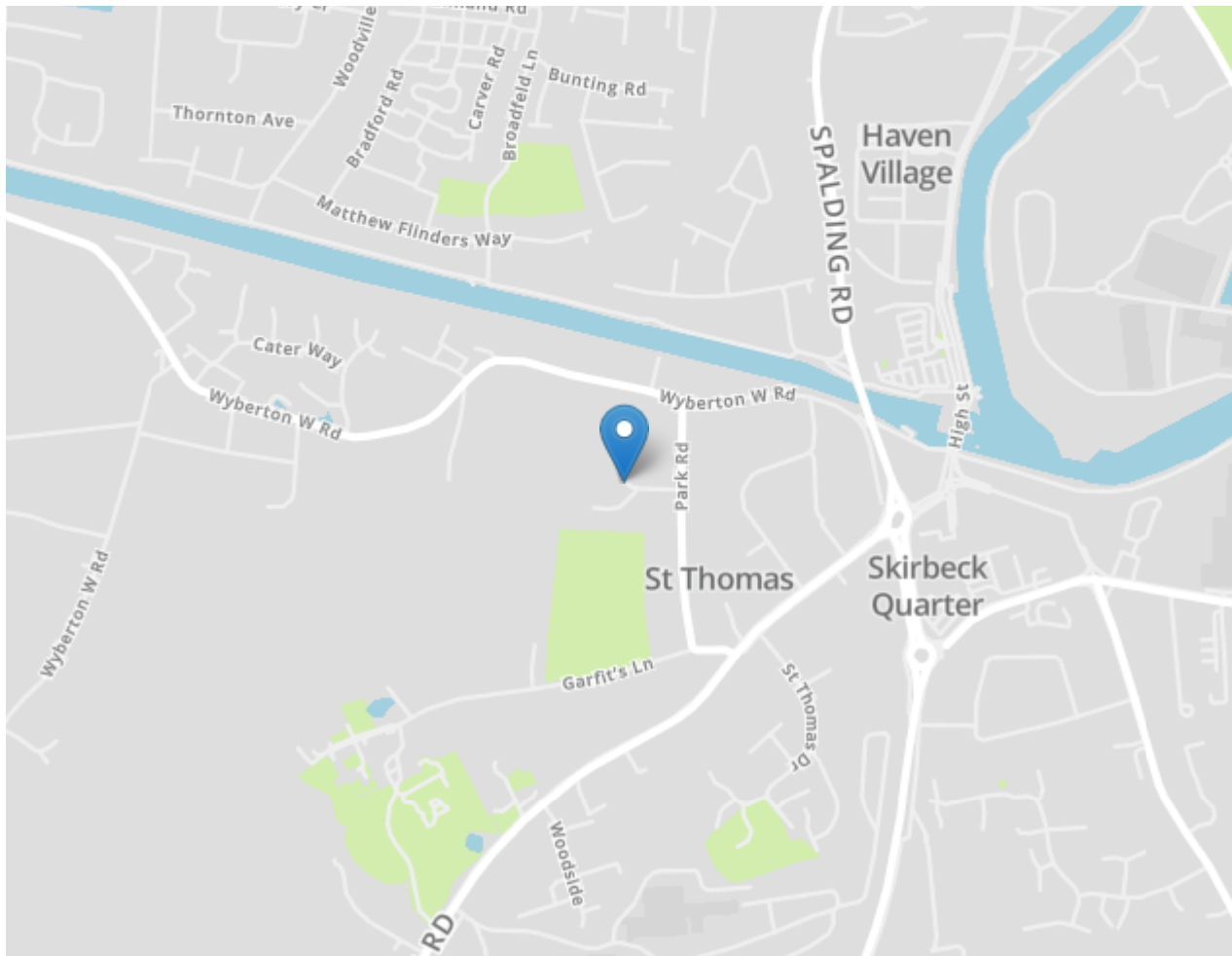
AGENT'S NOTES

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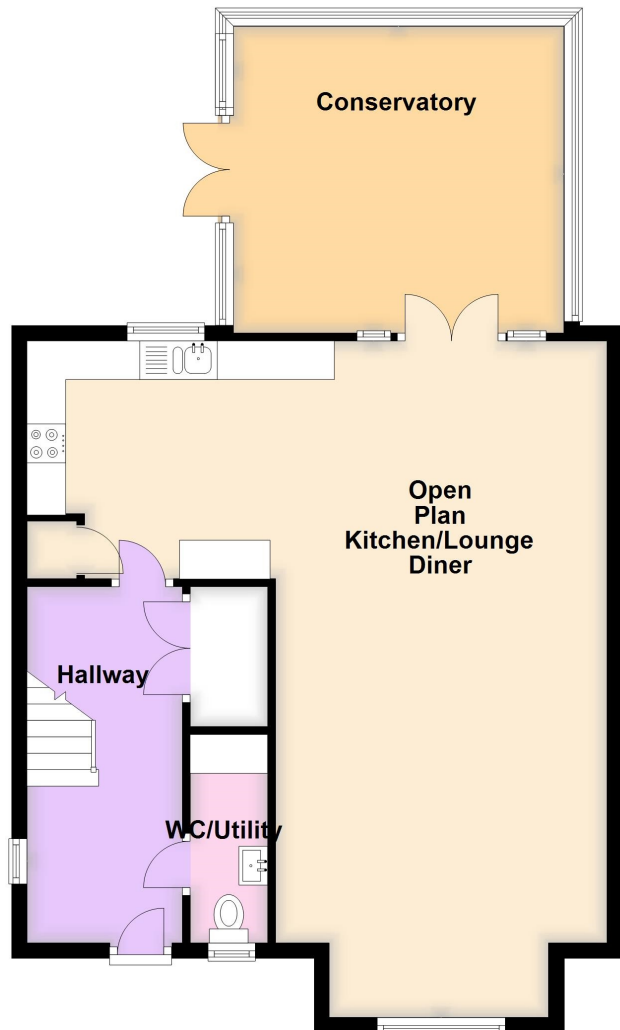
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 78.3 sq. metres (842.7 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.3 sq. feet)



Total area: approx. 139.1 sq. metres (1497.0 sq. feet)

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