



£118,500

107 Windsor Bank, Boston, Lincolnshire PE21 0HU

SHARMAN BURGESS

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£118,500 Freehold

ACCOMMODATION

Partially obscure glazed front entrance door, leading to:-

LOUNGE

13' 0" (maximum measurement taken into chimney breast) x 10' 10" (3.96m x 3.30m)

Having window to the front aspect, radiator, coved cornice, ceiling light point, fire place with space for electric fire, wood effect laminate floor and wall mounted digital timer for the gas central heating.

A well present end of terrace property benefitting from three independent bedrooms and parking to the rear. Accommodation comprises a lounge, dining room, kitchen, ground floor bathroom and the aforementioned three bedrooms to the first floor. Further benefits include low maintenance gardens to the front and rear, gas central heating and views over the Maud Foster watercourse. The property is offered for sale with NO ONWARD CHAIN.



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DINING ROOM

10' 9" x 13' 6" (to include the chimney breast and to include the staircase) (3.28m x 4.11m)

Having radiator, wood effect laminate flooring, ceiling light point, shelving and base level storage to both sides of the chimney breast and under stairs cupboard providing storage space.

KITCHEN

8' 10" x 6' 2" (2.69m x 1.88m)

Counter top with tiled splash back, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated electric cooker with grill, four ring electric hob and fume extractor and space for fridge or freezer. Tiled floor and ceiling mounted strip light.

INNER LOBBY/UTILITY

With counter top with plumbing for washing machine beneath, obscure glazed window to the side, ceiling light point and wall mounted Intergas central heating boiler.

REAR ENTRANCE PORCH

7' 8" x 6' 3" (2.34m x 1.91m)

With obscure glazed window to the rear, obscure glazed door to the rear, polycarbonate roof, wall mounted light and tiled floor.

GROUND FLOOR BATHROOM

Comprising a three piece suite with push button wc, panel bath with wall mounted electric shower above, pedestal wash hand basin, extended tiled splash back, radiator, ceiling light point and obscure glazed window to the side aspect.

FIRST FLOOR LANDING

With ceiling light point.



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BEDROOM ONE

11' 0" x 12' 11" (maximum measurement into the chimney breast) (3.35m x 3.94m)
Having window to the front aspect, wood effect laminate flooring, radiator and ceiling light point.

BEDROOM TWO

10' 11" x 8' 6" (to include chimney breast) (3.33m x 2.59m)
Having window to the rear aspect, radiator, ceiling light point and wood effect laminate flooring.

CONTINUATION OF THE LANDING

With wall mounted light and radiator, door to:-

FIRST FLOOR WC

With push button wc within, extractor, recessed ceiling lighting.

BEDROOM THREE

6' 10" (with reduced head height) x 6' 6" (2.08m x 1.98m)
Having window to the side aspect, radiator and wall light point.

EXTERIOR

To the front the property has low maintenance gravel garden and to the rear the property benefits from vehicular access with a shared access road which provides off road parking to the property. The rear garden itself is laid to low maintenance concrete and gravel and is enclosed with fencing.

SERVICES

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

REFERENCE

250725/29318224/MON



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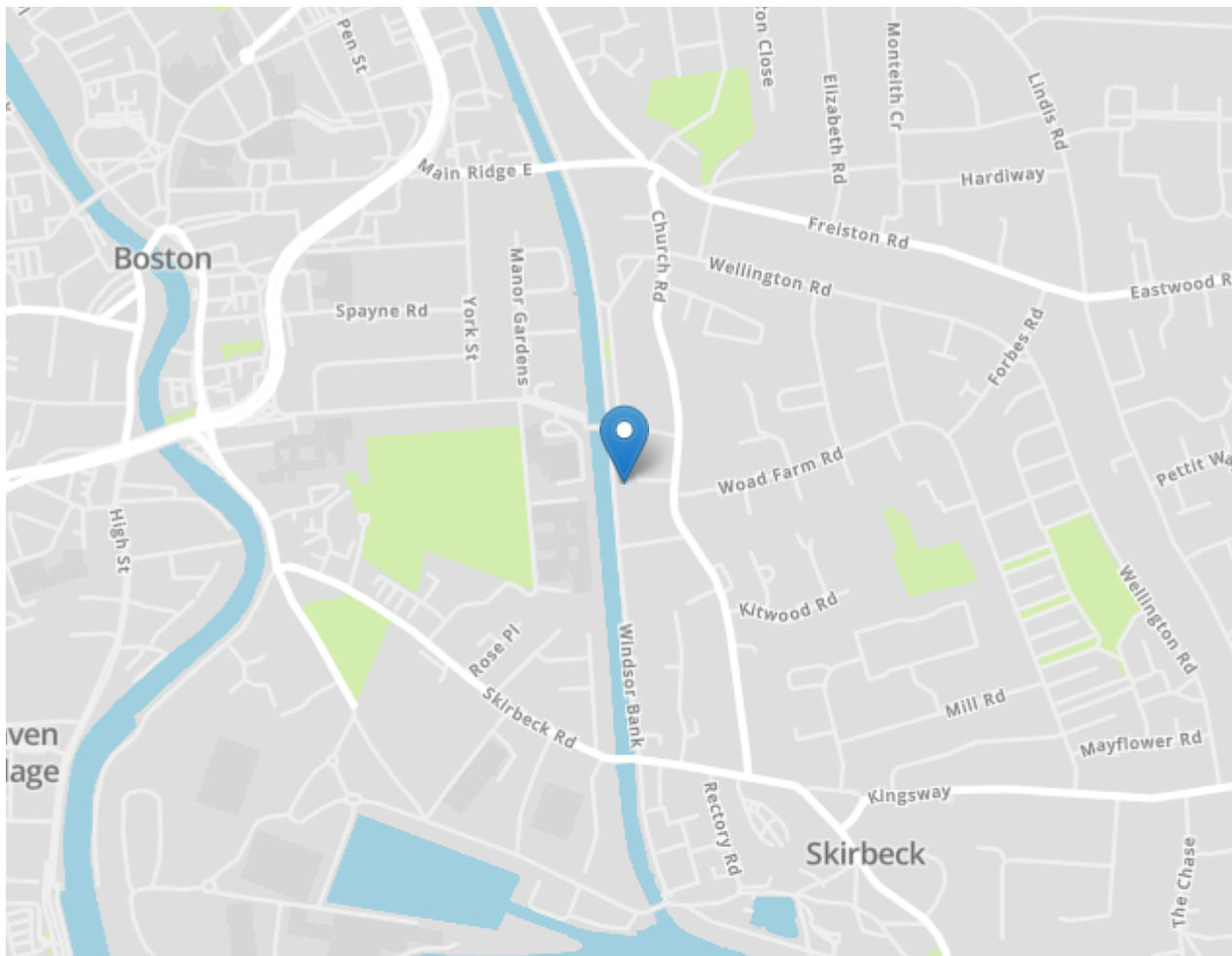
AGENT'S NOTES

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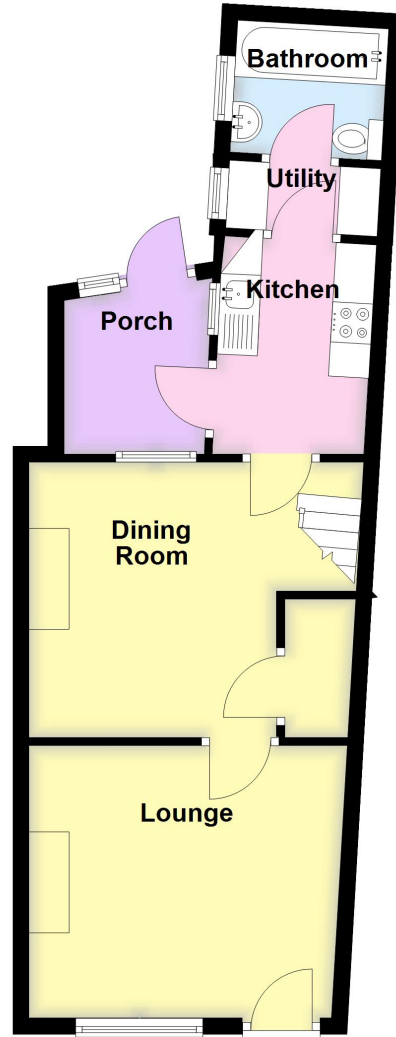
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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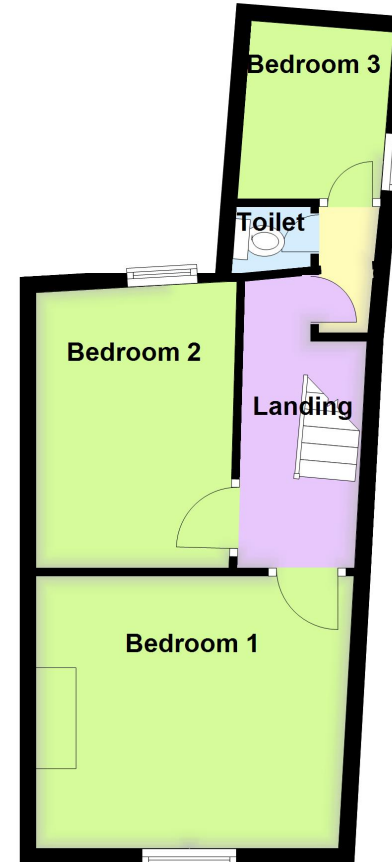
Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 74.9 sq. metres (806.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	