



£142,500

135 Norfolk Street, Boston, Lincolnshire PE21 9TE

SHARMAN BURGESS

135 Norfolk Street, Boston, Lincolnshire
PE21 9TE
£142,500 Freehold

ACCOMMODATION

LOUNGE

11' 10" (maximum including chimney breast) x 10' 11" (3.61m x 3.33m)

Having partially obscure glazed front entrance door, window to front elevation, ceiling light point, TV aerial point, radiator.

INNER LOBBY

With under stairs storage cupboard.

A superbly presented semi-detached property with driveway and larger than average garden to the rear. Accommodation comprises a lounge, dining room, refitted kitchen, rear entrance/utility, two independent bedrooms to the first floor and a four piece family bathroom. Further benefits include uPVC double glazed (excluding outside WC window) and gas central heating.



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DINING ROOM

11' 10" (maximum including chimney breast) x 11' 7" (maximum)
(3.61m x 3.53m)

Having dual aspect windows, radiator, ceiling light point, additional wall mounted lighting, staircase leading off.

KITCHEN

10' 10" x 6' 10" (3.30m x 2.08m)

Having a modern fitted kitchen comprising counter tops with inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated dishwasher, integrated oven and grill, four ring gas hob with wall mounted illuminated recirculating extractor above, space for twin height fridge freezer, kickboard fan heater, ceiling recess lighting, window, door to: -

REAR ENTRANCE CONSERVATORY/UTILITY

Of uPVC double glazed construction with polycarbonate roof. Having counter top with plumbing for automatic washing machine beneath and space for vented tumble dryer. Served by power and lighting.

FIRST FLOOR LANDING

Having radiator, two ceiling light points.

BEDROOM ONE

11' 7" (maximum including chimney breast) x 10' 9" (3.53m x 3.28m)

Having window to front elevation with fitted shutters, radiator, ceiling light point, additional wall mounted lighting, built-in over stairs storage cupboard, ornamental fireplace.



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BEDROOM TWO

11' 4" x 8' 7" (including chimney breast) (3.45m x 2.62m)

Having window to rear elevation with fitted shutters, radiator, ceiling light point.

FAMILY BATHROOM

Being fitted with a four piece suite comprising panelled bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted Mira electric shower above and fitted shower screen, heated towel rail, extended tiled splashbacks, ceiling light point, obscure glazed window to rear elevation, built-in boiler cupboard housing the Worcester gas combination central heating boiler.

EXTERIOR

To the front, there is a low maintenance gravelled front garden with hedging to the front boundary and pathway leading to the front entrance door.

Vehicular access is to the rear of the property, with driveway providing parking for two cars. From the driveway, a wrought iron pedestrian gate leads to the garden which, is much larger than you would expect to find for a property of this type, and is predominantly laid to lawn with borders housing a variety of plants, shrubs and trees. Adjoining outdoor toilet with WC within and timber framed window. The garden is enclosed by fencing, served by outside power and houses a timber storage shed.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

06112025/29692680/GAR



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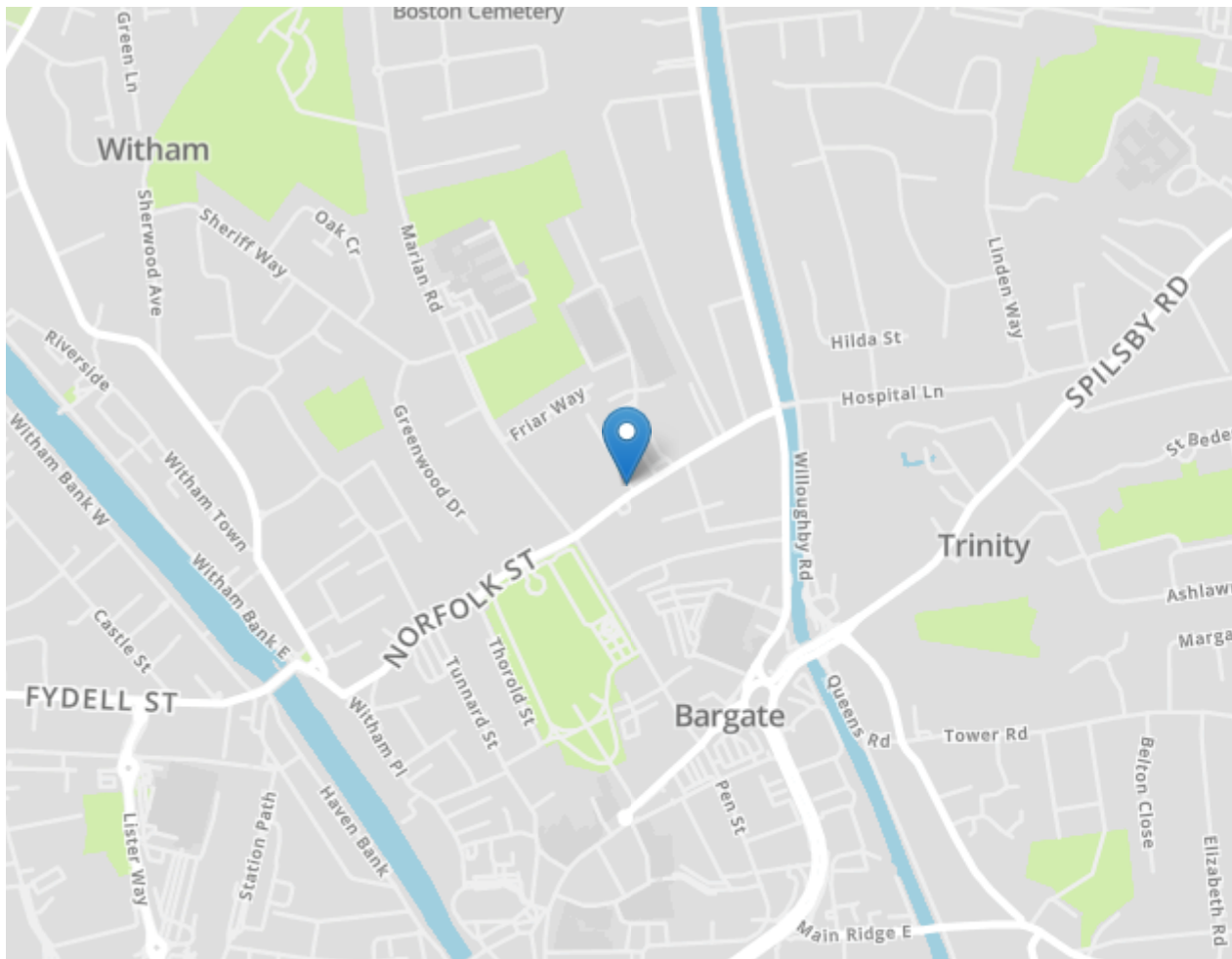
AGENT'S NOTES

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.

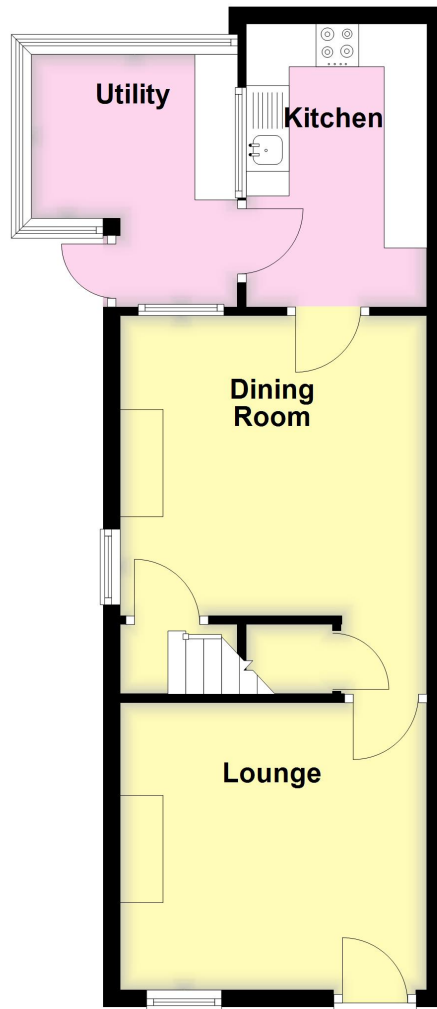
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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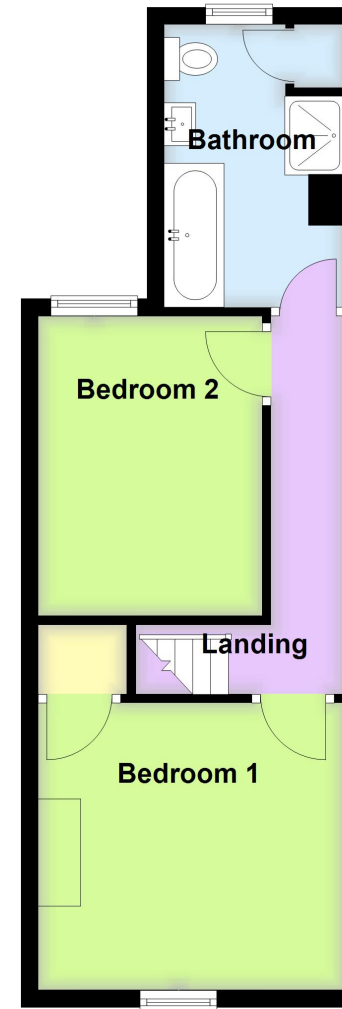
Ground Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Total area: approx. 76.7 sq. metres (826.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC