



£159,950

31 Eton Way, Boston, Lincolnshire PE21 7BF

SHARMAN BURGESS

31 Eton Way, Boston, Lincolnshire
PE21 7BF
£159,950 Freehold

An extremely well presented modern end of terrace property situated within a highly sought after residential location, benefitting from modern fixtures and fittings throughout. Accommodation comprises a kitchen diner with integrated appliances, ground floor cloakroom, lounge, two bedrooms to the first floor and a four piece family bathroom. Further benefits include gas central heating, uPVC double glazing and enclosed garden and driveway to the rear.

ACCOMMODATION



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KITCHEN DINER

23' 5" (taken at the longest point) x 8' 10" (maximum) (7.14m x 2.69m) - Irregular shaped room.

Having partially obscure glazed front entrance door, a modern fitted kitchen comprising counter tops, inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, integrated oven and grill, four ring gas hob with glass splashback and illuminated stainless steel fume extractor above, integrated fridge, integrated freezer, integrated automatic washing machine, space for condensing tumble dryer, radiator, wall mounted electric fuse box, window to front elevation, coved cornice, ceiling recessed lighting. The dining area comprises a ceiling light point, window to front elevation and radiator.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin with mixer tap and tiled splashback, push button WC, radiator, coved cornice, ceiling light point, extractor fan.

LOUNGE

16' 2" (approximate maximum measurement) x 12' 8" (maximum) (4.93m x 3.86m) - Irregular shaped room.

Having obscure glazed door leading to the rear garden, window to rear elevation, two radiators, coved cornice, ceiling light point, staircase leading off, TV aerial point, wall mounted digital central heating timer.



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FIRST FLOOR LANDING

Having access to loft space, coved cornice, ceiling light point, built-in boiler cupboard housing the gas combination central heating boiler within.

BEDROOM ONE

15' 11" (maximum at widest point) x 12' 3" (maximum including entrance area and into window recess) (4.85m x 3.73m) - Irregular shaped room.

Having window to front elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

11' 0" (approximate maximum measurement) x 9' 6" (approximate maximum measurement) (3.35m x 2.90m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.

BATHROOM

Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower and hand held shower attachment within, panelled bath with mixer tap and tiled splashback, pedestal wash hand basin with mixer tap and tiled splashback, push button WC, heated towel rail, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window to front elevation, electric shaver point.

EXTERIOR

The property benefits from a driveway situated to the rear of the property which allows for tandem parking for two vehicles.

REAR GARDEN

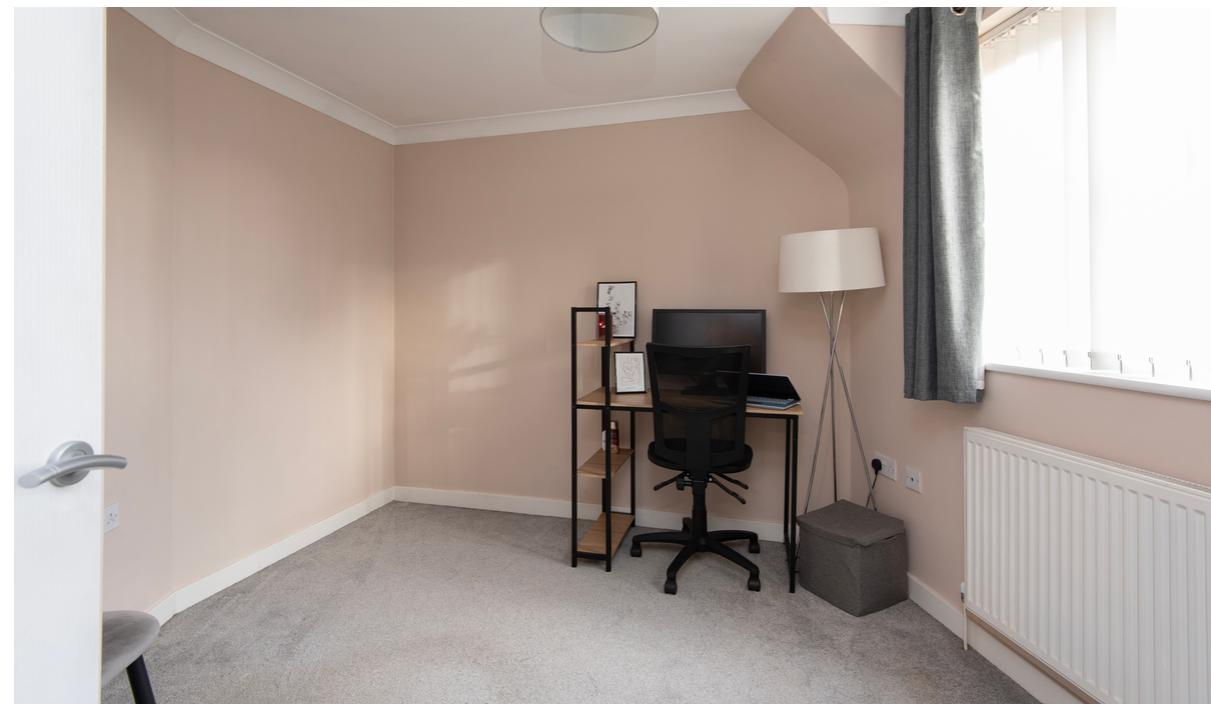
Initially comprises a paved patio seating area leading to the remainder which is predominantly laid to lawn. The garden houses a timber shed and is served by outside lighting and is fully enclosed by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

21012026/29883528/RAI



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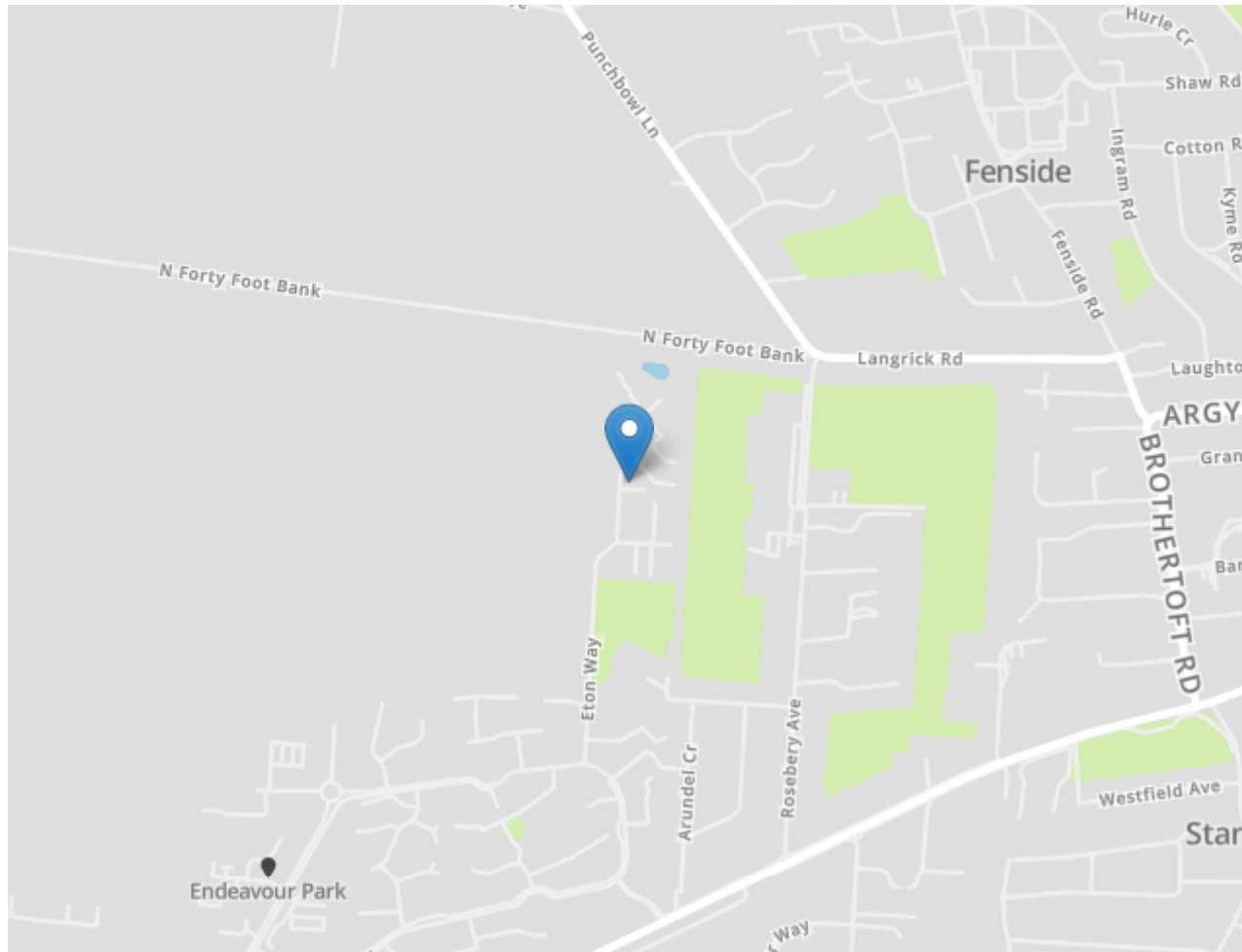
AGENT'S NOTES

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.

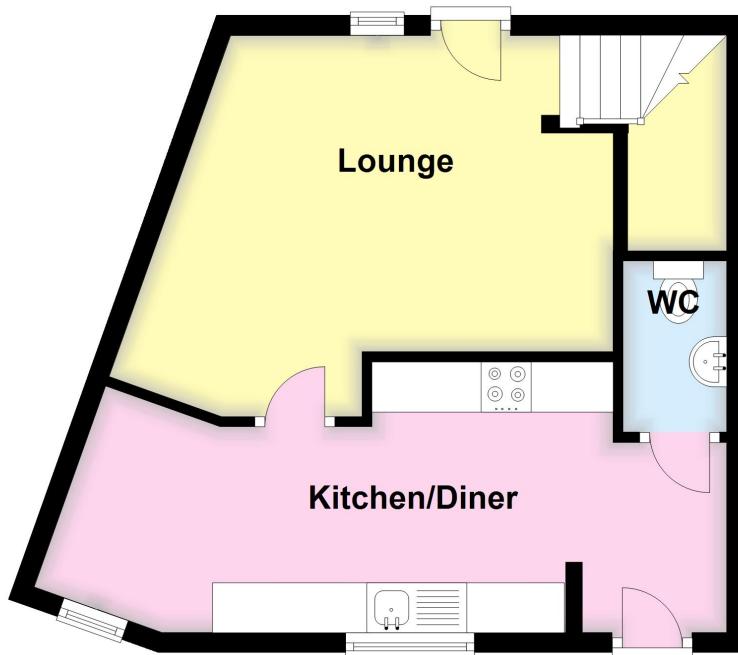
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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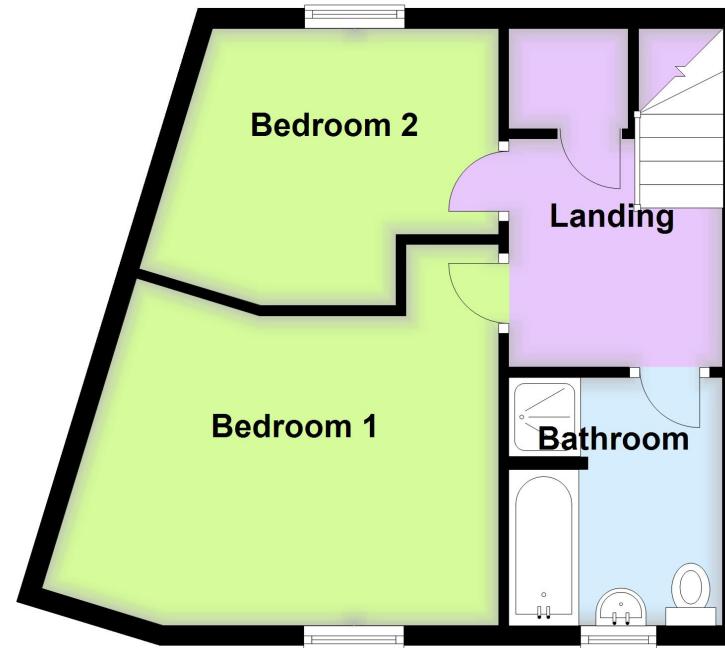
Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 71.3 sq. metres (767.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	
(69-80)	C	81
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		