



£199,500

26 Brothertoft Road, Boston, Lincolnshire PE21 8HF

SHARMAN BURGESS

**26 Brothertoft Road, Boston, Lincolnshire
PE21 8HF
£199,500 Freehold**

A well presented three bedroomed detached house being offered for sale with NO ONWARD CHAIN. The accommodation comprises an entrance lobby, inner hall, ground floor cloakroom, lounge, dining room, lean-to conservatory, kitchen, three bedrooms arranged off a first floor landing and a four piece family bathroom. Further benefits include a good sized enclosed garden to the rear and gas central heating.

ACCOMMODATION

ENTRANCE LOBBY

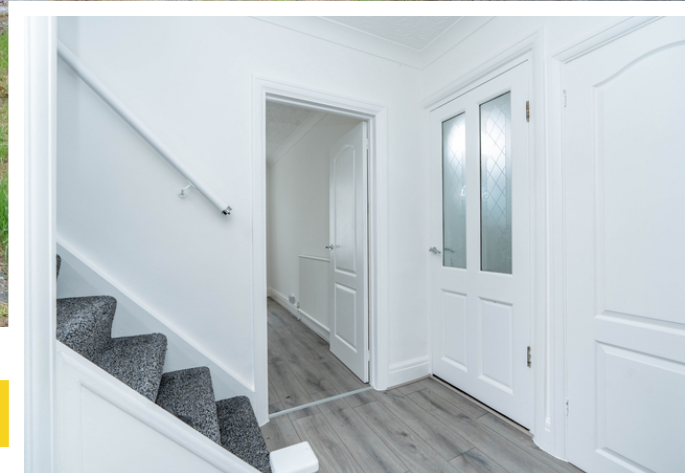
Having partially obscure glazed front entrance door, coved cornice, ceiling light point, door to: -

HALLWAY

Having staircase rising to first floor landing, coved cornice, ceiling light point.

GROUND FLOOR CLOAKROOM

Having WC, wall mounted wash hand basin, tiled splashback, obscure glazed window, ceiling light point.



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LOUNGE

15' 3" (maximum measurement taken into bay window) x 12' 0" (maximum measurement) (4.65m x 3.66m)

Having bay window to front aspect, radiator, coved cornice, ceiling light point, living flame coal effect gas fireplace with fitted hearth and display surround.

DINING ROOM

12' 10" (maximum measurement) x 9' 10" (maximum measurement) (3.91m x 3.00m)

Having radiator, coved cornice, ceiling light point.

LEAN-TO CONSERVATORY

11' 5" x 7' 0" (3.48m x 2.13m)

Having glazed roof, sliding doors leading to the rear, counter tops with base level storage beneath, wall mounted lighting.

KITCHEN

12' 10" (maximum measurement) x 7' 9" (maximum measurement) (3.91m x 2.36m)

Having counter tops, one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units, wall units, integrated double oven, four ring gas hob with fume extractor above, integrated fridge and freezer, integrated dishwasher, plumbing for automatic washing machine, concealed gas central heating boiler, tiled floor, window to side aspect, obscure glazed door to rear, extractor fan, coved cornice, ceiling recessed lighting.

FIRST FLOOR LANDING

Having window to side aspect, access to roof space, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 0" (maximum measurement) x 12' 10" (maximum measurement) (3.66m x 3.91m)
Having window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

12' 10" (maximum measurement) x 9' 10" (maximum measurement including chimney breast) (3.91m x 3.00m)

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

BEDROOM THREE

9' 7" (maximum measurement) x 8' 0" (maximum measurement) (2.92m x 2.44m)

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

BATHROOM

Having a four piece suite comprising corner shower cubicle with fitted screen and wall mounted Triton electric shower within, wall mounted wash hand basin with mixer tap, push button WC, panelled bath with mixer tap and hand held shower attachment, tiled floor, fully tiled walls, extractor fan, heated towel rail, ceiling light point, two obscure glazed windows.

EXTERIOR

To the front, the property has a driveway which provides off road parking.

To the rear, the property has a good sized garden which is predominantly laid to lawn, with paved seating area. The garden is enclosed by a mixture of fencing and hedging.

SERVICES

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

REFERENCE

267414538/07092023/GAR



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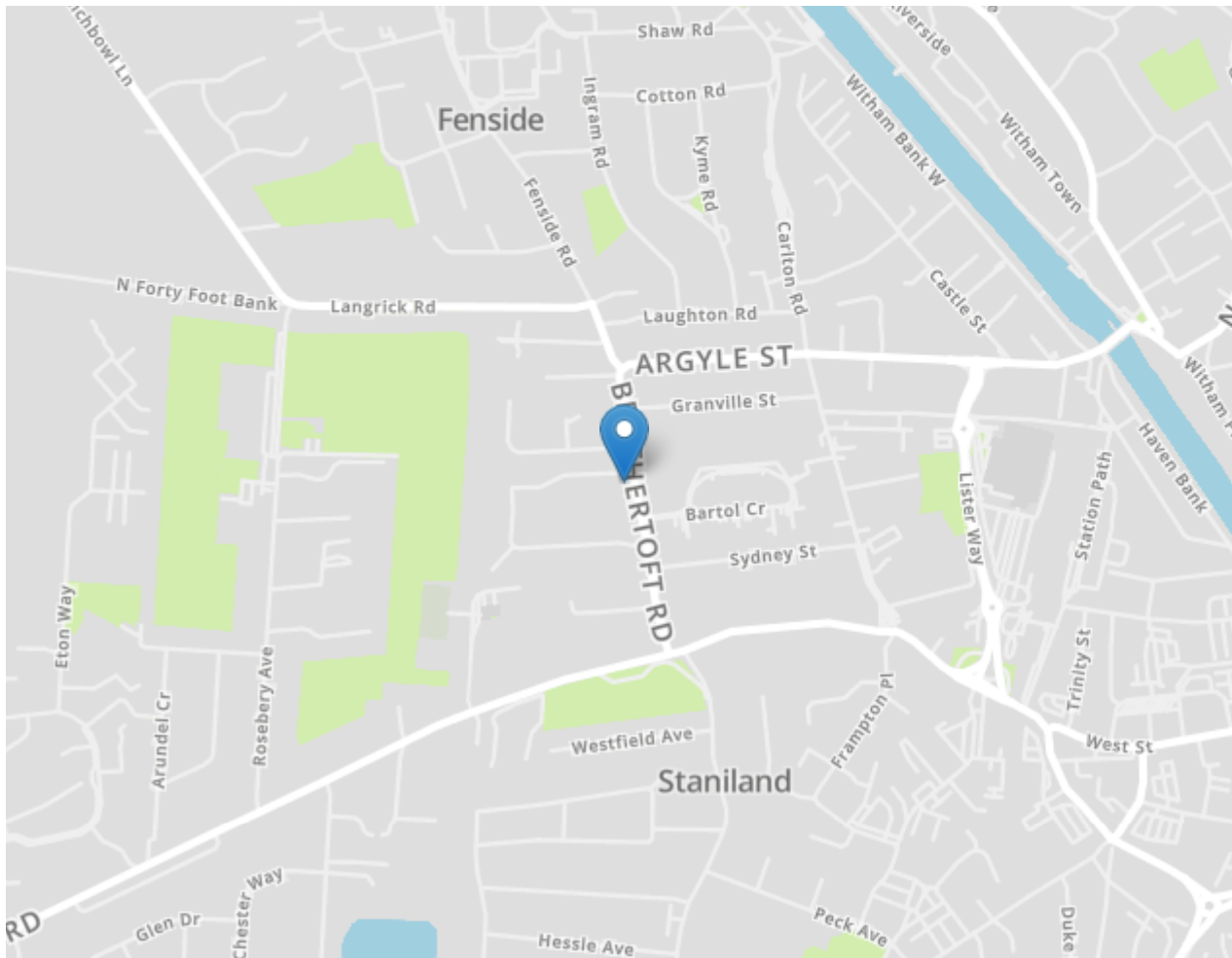
AGENT'S NOTES

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.

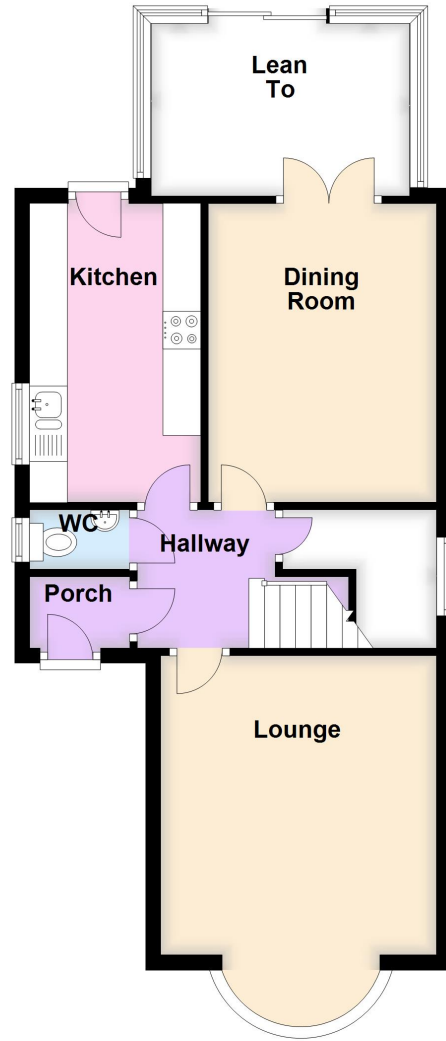
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

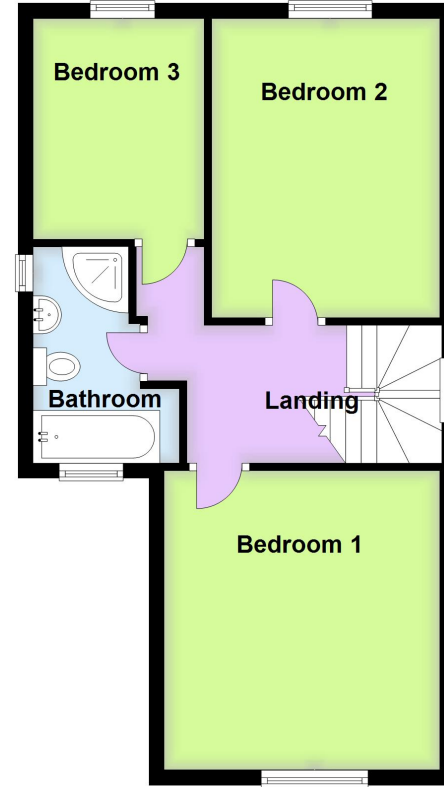


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Ground Floor
Approx. 55.3 sq. metres (595.2 sq. feet)



First Floor
Approx. 46.6 sq. metres (501.6 sq. feet)



Total area: approx. 101.9 sq. metres (1096.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	