



**£377,000**

9 Blue Cedar Drive, Boston, Lincolnshire PE21 9BF

**SHARMAN BURGESS**

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PE21 9BF  
£377,000 Freehold**

**ACCOMMODATION**

With front entrance door leading into the entrance hall.

**ENTRANCE HALL**

With stairs rising to first floor landing, under stairs storage cupboard, tiled flooring , door to cloakroom.

**GROUND FLOOR CLOAKROOM**

With low level WC, corner wash hand basin with tiled splashback, radiator, double glazed window to rear aspect, continuation of tiled flooring from entrance hall.

A modern, executive five bedroom detached house situated within close proximity of Pilgrim Hospital and Boston Town Centre, with a private block paved driveway, detached double garage and a good sized enclosed rear garden. The property offers flexible living accommodation and a superb open plan living kitchen diner. Accommodation comprises in brief an entrance hall, 19ft lounge, open plan breakfast kitchen with dining area and family room, utility room, two ground floor cloakrooms. To the first floor are five bedrooms (two with en-suites) and a family bathroom.



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### LOUNGE

19' 4" x 13' 1" (5.89m x 3.99m)

With two double glazed windows to front aspect, radiator, TV aerial point, double glazed patio doors leading to the rear garden.

### OPEN PLAN LIVING KITCHEN DINER

This superb open plan living space comprises:-

### FAMILY ROOM

12' 6" x 9' 9" (3.81m x 2.97m)

With tiled flooring, two double glazed windows to front aspect, opening through to dining area.

### DINING AREA

12' 6" x 10' 8" (3.81m x 3.25m)

With double glazed window to side aspect, continuation of the tiled flooring, opening through to the kitchen.

### BREAKFAST KITCHEN

14' 5" x 14' 2" (4.39m x 4.32m)

With a modern fitted suite comprising a wide range of wall and base level units, areas of work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated double oven, gas hob with stainless steel extractor hood over, integrated fridge freezer, integrated dishwasher, breakfast bar, ceiling recessed spotlights, continuation of tiled flooring, radiator, double glazed patio doors to side and rear aspects, door to rear entrance lobby.

### REAR ENTRANCE LOBBY

With part glazed uPVC door to side aspect, door to utility room and further ground floor cloakroom.



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### GROUND FLOOR CLOAKROOM

With low level WC, corner wash hand basin with tiled splashback, radiator, double glazed window to rear aspect, continuation of tiled flooring.

### UTILITY ROOM

7' 8" x 7' 6" (2.34m x 2.29m)

With a range of wall and base level units, areas of work surfaces, space and plumbing for automatic washing machine and condensing dryer, inset stainless steel sink and drainer unit with mixer tap, double glazed window to side aspect, extractor fan, radiator, tiled flooring.

### FIRST FLOOR LANDING

With stairs rising from entrance hall, double glazed window to side and rear aspects, access to roof space, door to storage cupboard.

### BEDROOM ONE

19' 4" (maximum measurement incorporating double wardrobe and en-suite) x 13' 1" (maximum measurement) (5.89m x 3.99m)

With two double glazed windows to front aspect, radiator, TV aerial point, door to en-suite shower room.

### EN-SUITE SHOWER ROOM

With a three piece suite comprising a shower cubicle with mains fed rainfall shower with hand held attachment, pedestal wash hand basin, low level push button WC, partly tiled walls, electric shaver socket, wall mounted heated towel rail, extractor fan, ceiling recessed spotlights, double glazed window to rear aspect.



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#### **BEDROOM TWO**

15' 10" x 14' 3" (4.83m x 4.34m) (both maximum measurements)  
With double glazed windows to side aspect, further access point to loft space, built-in double wardrobe and airing cupboard, TV aerial point, radiator, door to en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

With a three piece suite comprising a shower cubicle with mains fed rainfall shower and hand held attachment, pedestal wash hand basin, low level WC, partly tiled walls, electric shaver socket, extractor fan, ceiling recessed spotlights, heated towel rail.

#### **BEDROOM THREE**

12' 0" x 11' 6" (3.66m x 3.51m)  
With two double glazed windows to front aspect, radiator, TV aerial point.

#### **BEDROOM FOUR**

8' 11" x 8' 4" (2.72m x 2.54m)  
With radiator, double glazed window to side aspect.

#### **BEDROOM FIVE**

8' 1" x 7' 4" (2.46m x 2.24m)  
With double glazed window to front aspect, radiator, telephone point.

#### **FAMILY BATHROOM**

With a four piece suite comprising a panelled bath with mixer tap and hand held shower attachment, shower cubicle with mains fed rainfall shower with hand held attachment, low level WC, pedestal wash hand basin, partly tiled walls, electric shaver socket, wall mounted heated towel rail, extractor fan, ceiling recessed spotlights, double glazed window to side aspect.



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### EXTERIOR

The property benefits from a block paved driveway providing parking and vehicular access to a detached double garage. Gated access leads to the rear garden.

### DETACHED DOUBLE GARAGE

19' 8" x 19' 8" (5.99m x 5.99m)

With two up and over doors, served by power and lighting.

### REAR GARDEN

The rear garden is fully enclosed by fencing and benefits from a paved patio seating area as well as a shaped lawn, with gravelled area bordered by sleepers. There is a further gravelled area to the side of the property, extending to the rear and enclosed by low level fencing.

### SERVICES

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

### REFERENCE

060622/DOB



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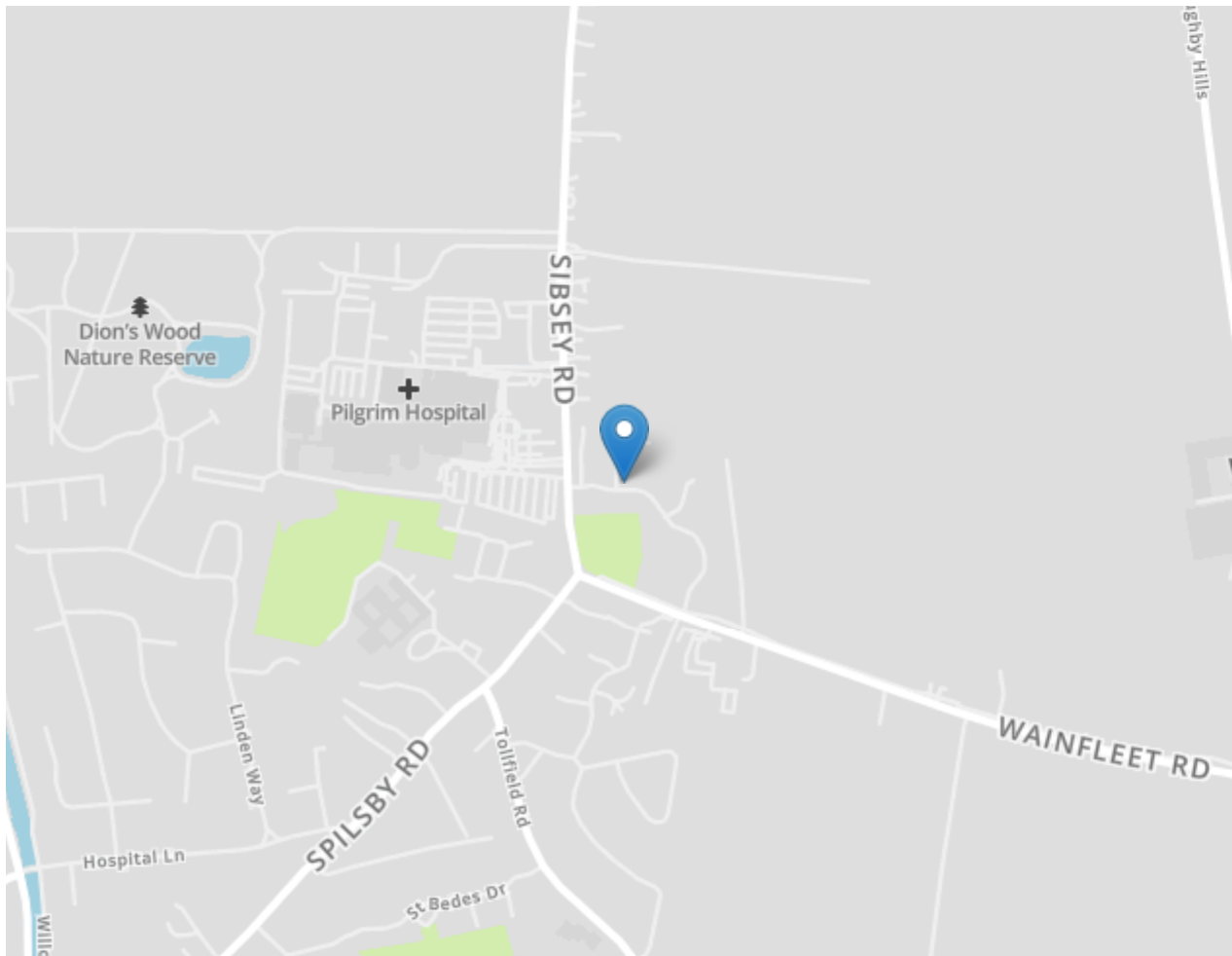
## AGENT'S NOTES

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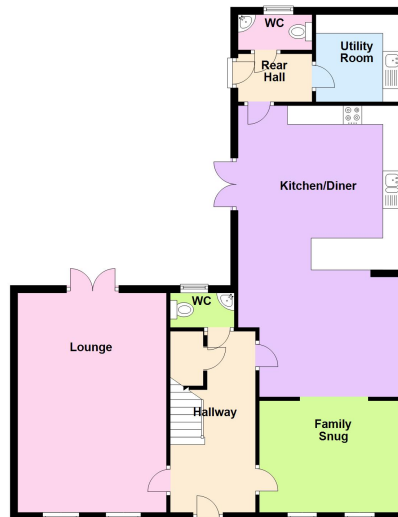
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

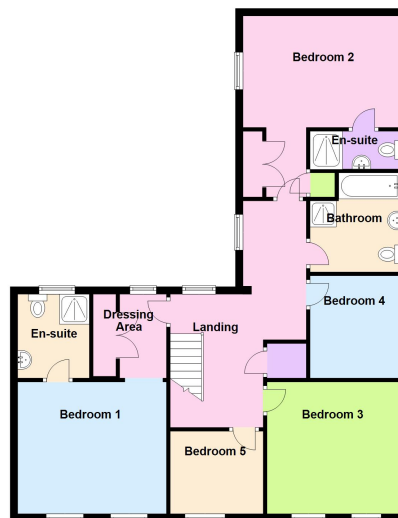


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 93.0 sq. metres (1001.5 sq. feet)



**First Floor**  
Approx. 92.5 sq. metres (995.3 sq. feet)



Total area: approx. 185.5 sq. metres (1996.8 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	88	89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	