



**£169,950**

1 Witham Gardens, Boston, Lincolnshire PE21 8PP

**SHARMAN BURGESS**

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**PE21 8PP**  
**£169,950 Freehold**

A semi detached property situated close to Boston Town Centre and its amenities. Accommodation comprises an entrance hall, lounge with bay window, dining room, conservatory, kitchen, three bedrooms to the first floor and shower room. Further benefits include gas central heating, uPVC double glazing, larger than average garage/workshop to the rear, low maintenance rear garden. NO ONWARD CHAIN

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase rising to first floor, radiator, ceiling light point, wall mounted central heating thermostat, under stairs storage cupboard housing the Worcester gas combination central heating boiler and ceiling light point within, additional smaller shoe cupboard



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### LOUNGE

13' 9" (maximum into bay window) x 11' 4" (maximum including chimney breast) (4.19m x 3.45m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, additional wall light points, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

### DINING ROOM

11' 11" x 11' 6" (maximum including chimney breast) (3.63m x 3.51m)

Having radiator, fireplace (not currently in working order) with fitted inset and hearth and display surround, coved cornice, ceiling light point, two windows to rear elevation, French door through to: -

### CONSERVATORY

10' 9" x 7' 8" (3.28m x 2.34m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having double doors leading to the rear garden, radiator.

### KITCHEN

15' 1" x 5' 4" (4.60m x 1.63m)

Having roll edge work surfaces with tiled splashbacks with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for electric cooker, space for standard height fridge or freezer, dual aspect windows, radiator, ceiling light point, Velux style window, partially obscure glazed side entrance door.



**SHARMAN  
BURGESS** Est 1996

### FIRST FLOOR LANDING

Having window to side elevation, ceiling light point.

### BEDROOM ONE

14' 1" (maximum into bay window) x 11' 7" (maximum including chimney breast)  
(4.29m x 3.53m)

Having feature bay window to front elevation, radiator, ceiling light point, picture rail.

### BEDROOM TWO

11' 11" (maximum) x 10' 4" (maximum) (3.63m x 3.15m)

Having window to rear elevation, radiator, picture rail, ceiling light point.

### BEDROOM THREE

8' 11" (maximum) x 6' 6" (maximum) (2.72m x 1.98m)

Having window to rear elevation, radiator, picture rail, ceiling light point, loft access served by loft ladder and light within.

### SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, corner shower cubicle with wall mounted electric shower and fitted shower screen, fully tiled walls, ceiling recessed lighting, heated towel rail, obscure glazed window to front elevation.

### EXTERIOR

To the front, the property has hardstanding which provides off road parking, There is an additional vehicular access to the rear which leads to the: -

### DETACHED GARAGE/WORKSHOP

18' 2" x 15' 2" (5.54m x 4.62m)

Having roller door, served by power and lighting, two obscure glazed windows, personnel door to rear garden.

### REAR GARDEN

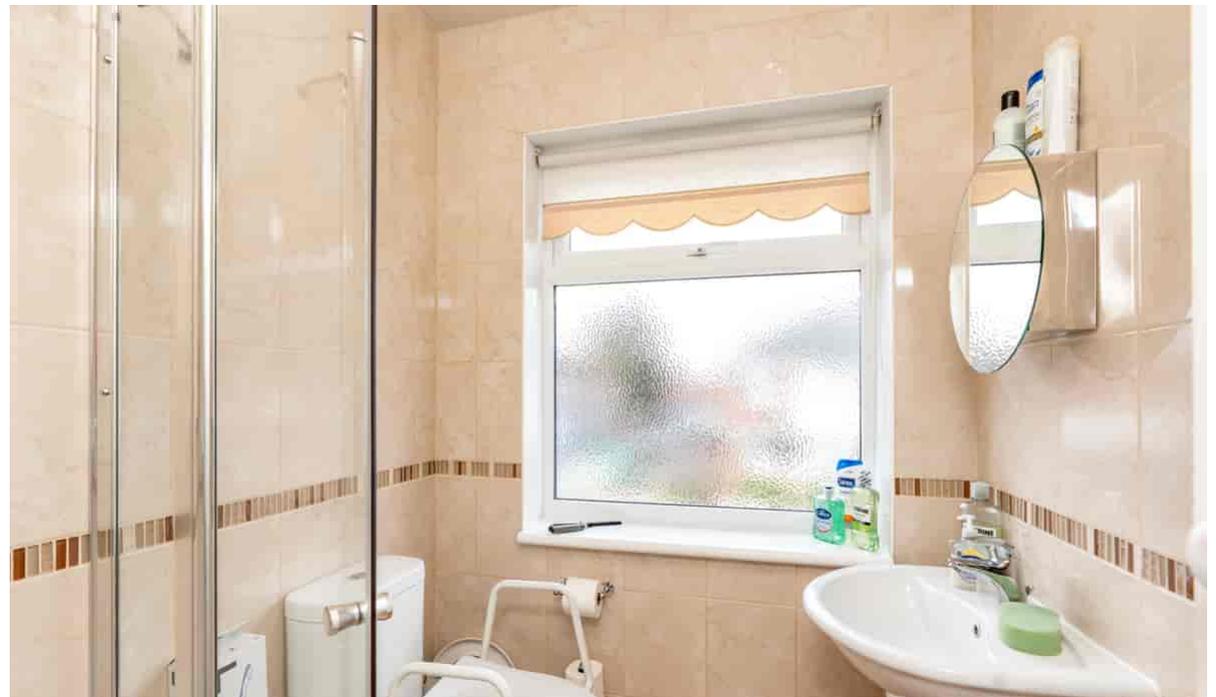
Being predominantly low maintenance and fully enclosed by a mixture of wall and fencing. The garden is served by an outside light.

### SERVICES

Mains water, electricity, gas and drainage are connected.

### REFERENCE

10092025/29491293/BAI



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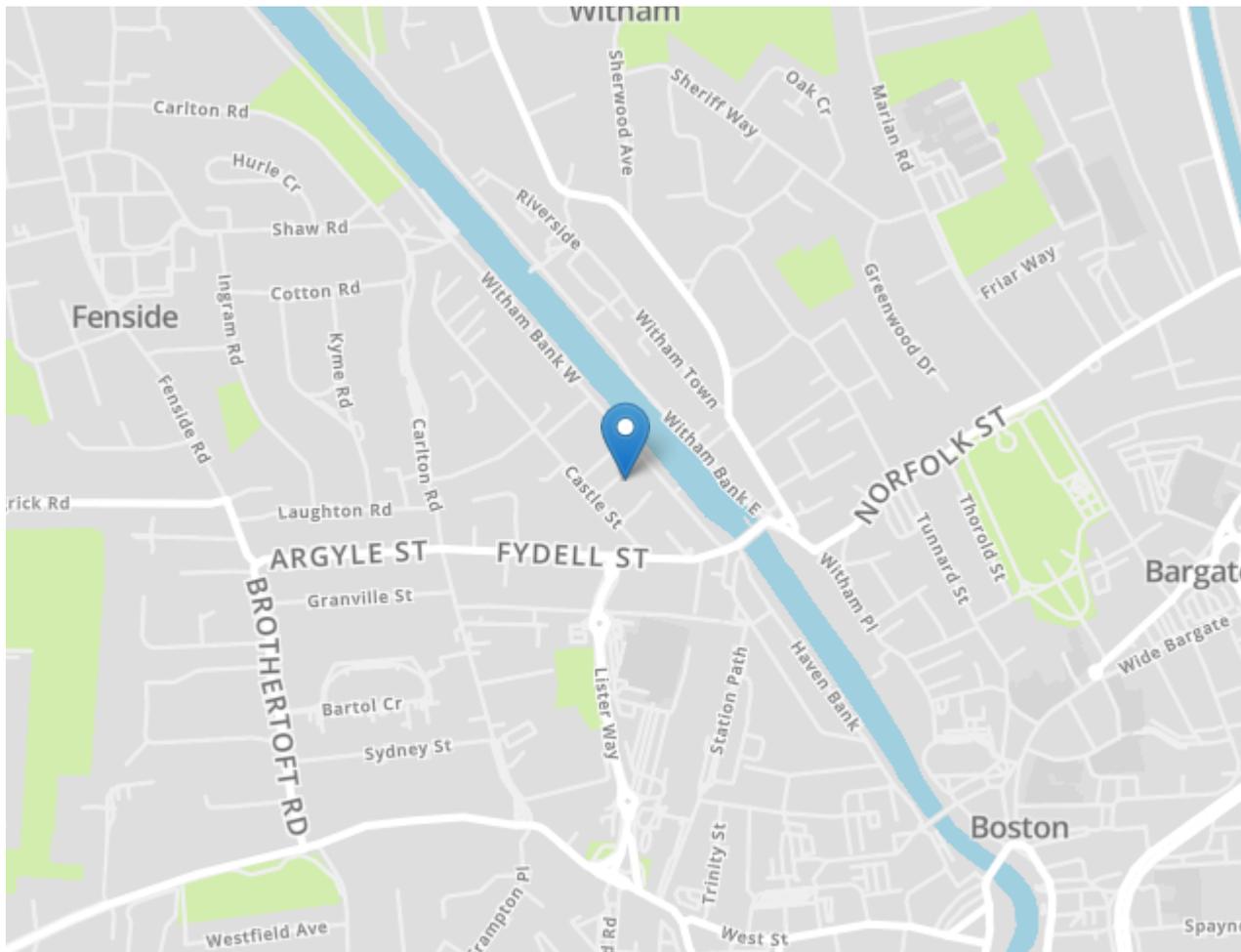
## AGENT'S NOTES

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.

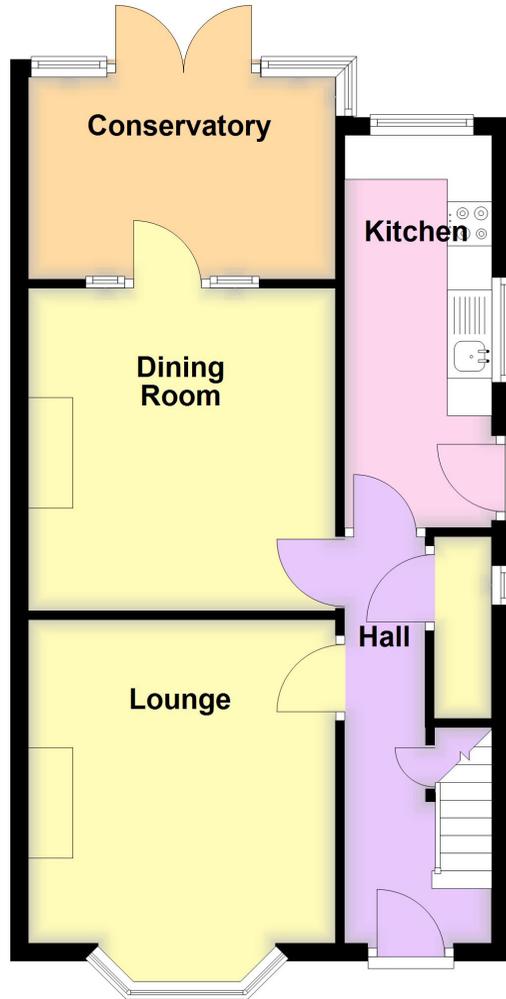
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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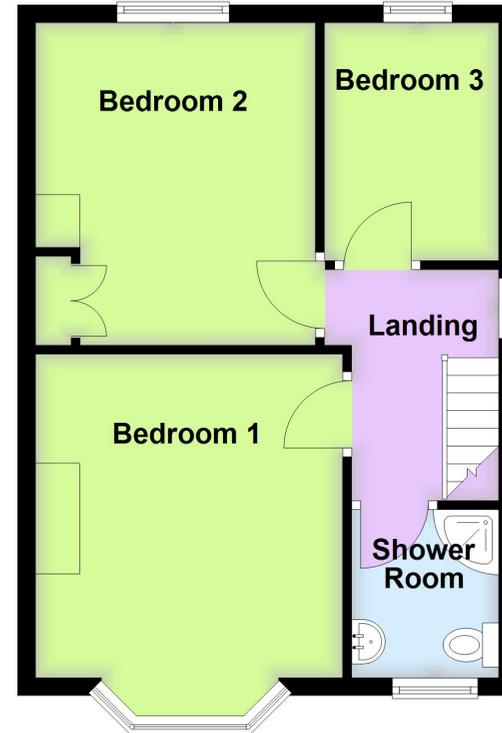
## Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



## First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 89.2 sq. metres (960.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	66
(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	