



**£119,950**

11 Hospital Lane, Boston, Lincolnshire PE21 9BY

**SHARMAN BURGESS**



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**PE21 9BY**  
**£119,950 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

With uPVC double glazed front entrance door and partially obscure glazed door to covered area and rear yard beyond.

##### DINING ROOM

12' 1" (maximum including stairs) x 9' 1" (3.68m x 2.77m)

Having electric night storage radiator, smoke alarm, staircase leading off, archway to: -

Situated in a popular residential area within easy reach of the Town Centre and Pilgrim Hospital, is this two bedroomed semi-detached house, with the significant advantage of having both off road parking and GARAGE and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge/dining room, kitchen and bathroom. Small enclosed rear yard. Some modernisation required but offers great potential.



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### LOUNGE

12' 1" (maximum including chimney breast) x 11' 1" (3.68m x 3.38m)

Featuring an exposed brick fireplace with gas fire complimented by TV/display plinths to either side, TV aerial lead, telephone point, electric night storage radiator, two wall light points.

### KITCHEN

10' 0" x 8' 2" (3.05m x 2.49m)

Having fitted work surfaces with tiled splashbacks and single drainer stainless steel sink unit, base cupboards and drawers with matching wall mounted cupboards, plumbing and space for automatic washing machine, fitted extractor hood, fluorescent strip light.

### INNER LOBBY

With built-in airing cupboard housing the hot water cylinder with immersion heater, and providing access to: -

### BATHROOM

8' 3" x 8' 2" (maximum including shower) (2.51m x 2.49m)

Having panelled bath, tiled shower cubicle with Redring electric shower, pedestal hand basin, WC, half tiled walls, extractor fan, Dimplex wall mounted electric fan heater.

### STAIRS AND LANDING

With smoke alarm and wall light point.

### BEDROOM ONE (FRONT)

12' 1" x 11' 1" (3.68m x 3.38m)

Having TV aerial lead and telephone point.



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### BEDROOM TWO (REAR)

9' 2" x 9' 1" (maximum including stair bulkhead and with reduced head height) (2.79m x 2.77m)

### EXTERIOR

To the front of the property is a small forecourt enclosed by brick boundary wall, adjacent to which there is off road parking space for two cars, served by exterior lighting and providing access to the: -

### GARAGE

16' 0" x 8' 10" (maximum width) (4.88m x 2.69m)

Of brick construction with electric remote roller door and having electric light and power point.

To the rear of the property is a small, fully enclosed concrete rear yard, served by an exterior light.

### SERVICES

Mains water, electricity, gas and drainage are connected.

### REFERENCE

12082025/29426162/MOR





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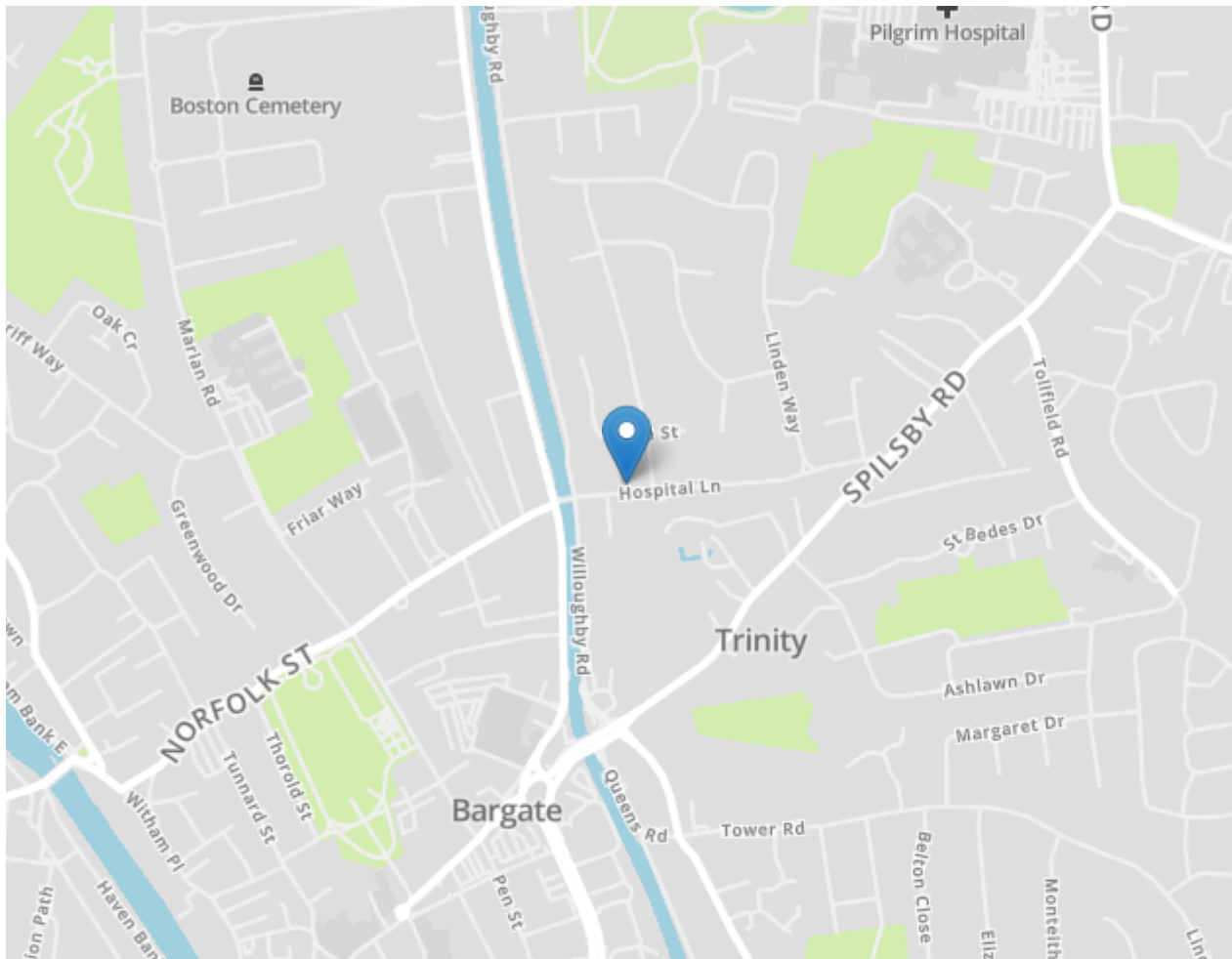
## AGENT'S NOTES

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.

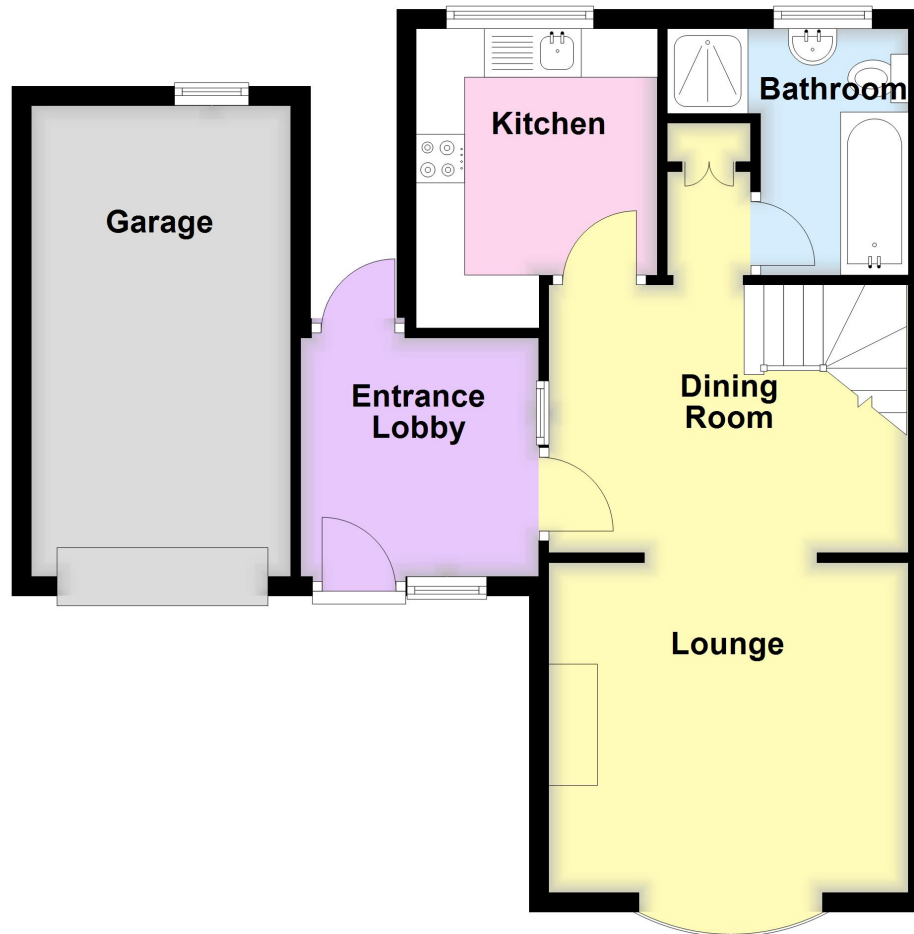


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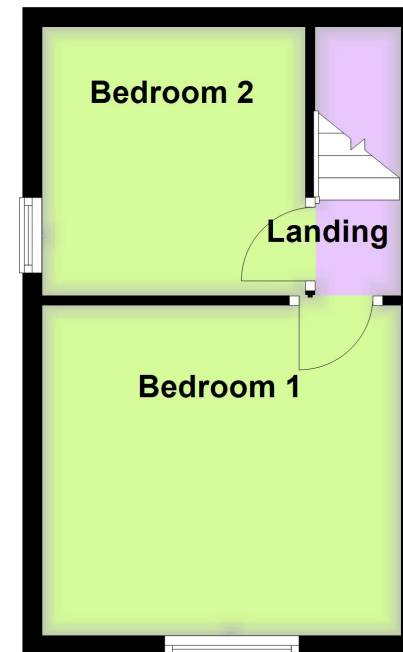
## Ground Floor

Approx. 57.2 sq. metres (615.8 sq. feet)



## First Floor

Approx. 23.3 sq. metres (250.6 sq. feet)



Total area: approx. 80.5 sq. metres (866.4 sq. feet)


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>36</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive  
2002/91/EC



EU Directive 2002/91/EC