



£154,950

102 Woad Farm Road, Boston, Lincolnshire PE21 0EW

SHARMAN BURGESS

**102 Woad Farm Road, Boston, Lincolnshire
PE21 0EW
£154,950 Freehold**

An extended three bedroomed family home with accommodation comprising an entrance hall, extended kitchen diner, lounge, ground floor modern shower room, three bedrooms arranged off a first floor landing. Further benefits include uPVC double glazing, gas central heating, driveway and parking to the rear and an enclosed rear garden.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, ceiling light point, door to: -

LOUNGE

16' 4" (maximum) x 11' 3" (maximum including chimney breast) (4.98m x 3.43m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround.



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KITCHEN DINER

18' 7" (maximum) x 11' 0" (maximum) (5.66m x 3.35m)
Having counter tops, inset ceramic sink and drainer with mixer tap, tiled splashbacks, range of wood fronted base level storage units and matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, space for condensing tumble dryer, integrated electric oven and grill, four ring gas hob with fume extractor above, window to rear aspect, obscure glazed entrance door, ceiling light point. The dining area comprises an under stairs storage cupboard, radiator, ceiling light point, built-in cloak cupboard and built-in pantry style cupboard housing the electric fuse box.

GROUND FLOOR SHOWER ROOM

Being fitted with a modern three piece suite comprising shower cubicle with mains fed shower with hand held shower attachment and fitted shower screen, pedestal wash hand basin, push button WC, radiator, ceiling light point, obscure glazed window to front aspect.

FIRST FLOOR LANDING

Having radiator, access to roof space, ceiling light point.

BEDROOM ONE

16' 5" (maximum) x 9' 5" (5.00m x 2.87m)
Having dual aspect windows, radiator, coved cornice, ceiling light point, built-in boiler cupboard housing the Worcester combination central heating boiler.

BEDROOM TWO

12' 6" (maximum) x 10' 6" (maximum) (3.81m x 3.20m)
Having radiator, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

8' 7" (maximum) x 7' 8" (maximum) (2.62m x 2.34m)

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

EXTERIOR

To the front, the property has gated access and pathway leading to the front entrance door. There are two sections of lawn and low level fencing to the front boundary. To the rear, the property benefits from a dropped kerb leading to a driveway which provides off road parking. The rear garden is predominantly laid to lawn with flower and shrub borders and benefits from a raised vegetable planter. The garden is fully enclosed and served by outside tap and lighting. The garden also benefits from a brick built store with fibreglass roof.

SERVICES

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

REFERENCE

23092024/28231196/BAX



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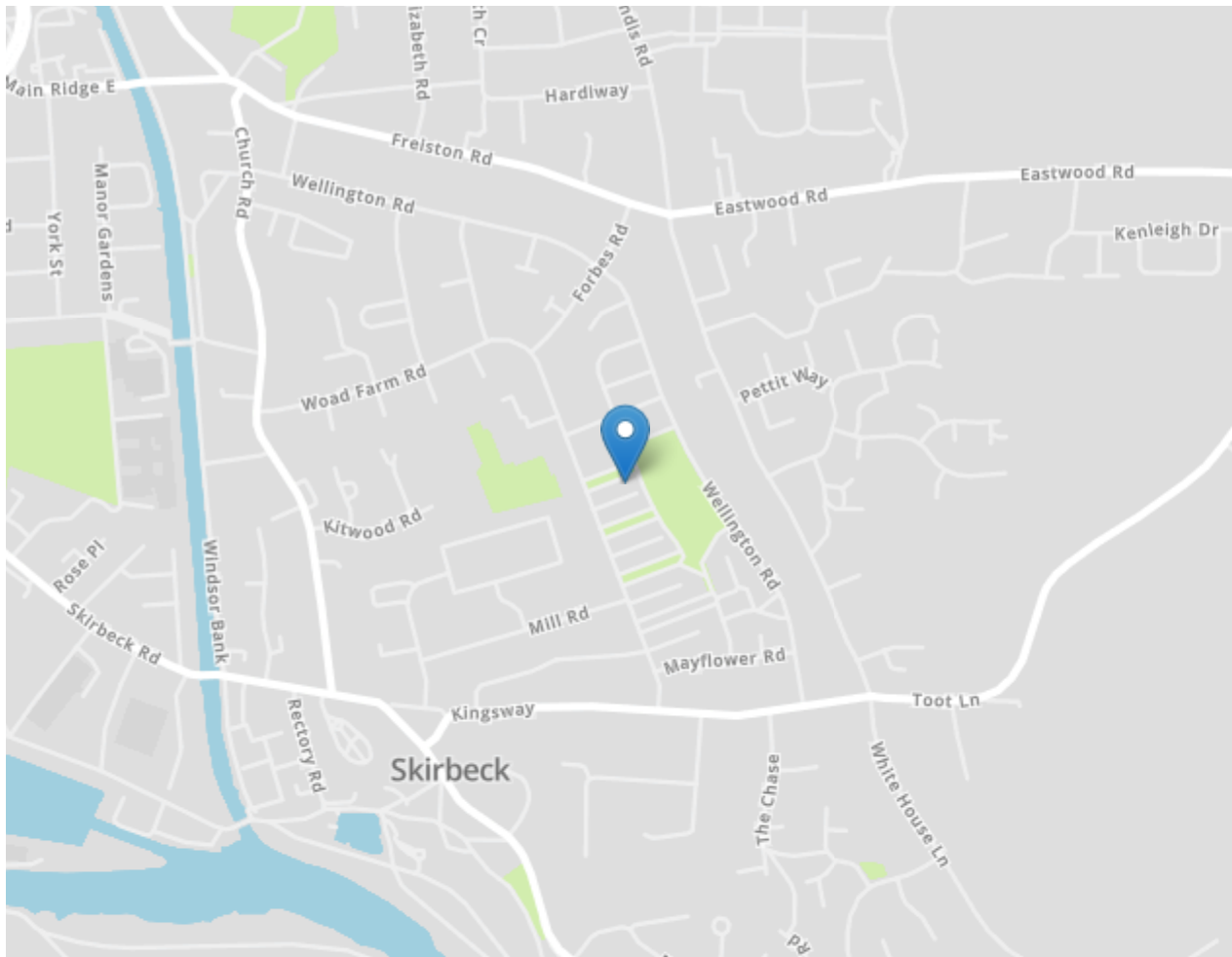
AGENT'S NOTES

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.

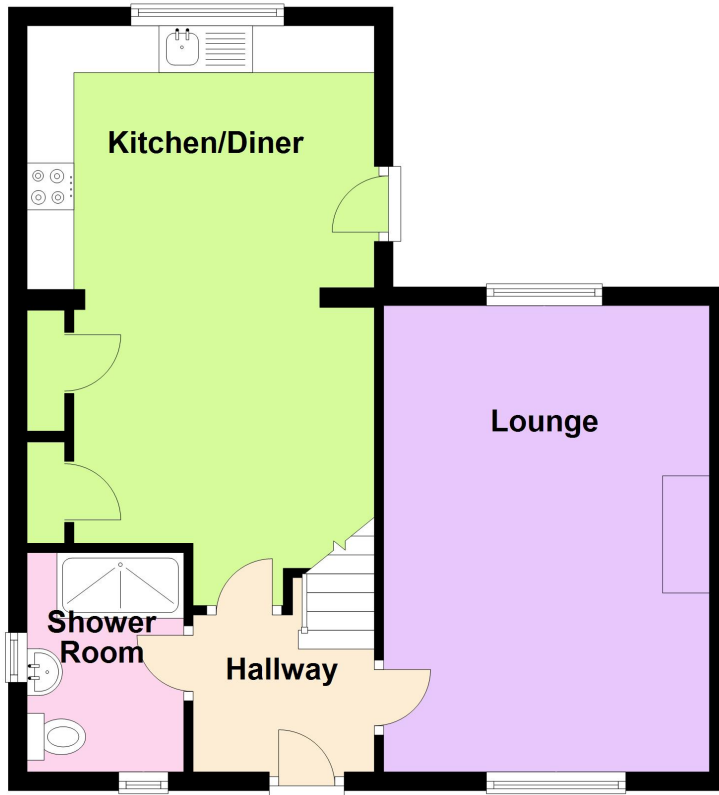
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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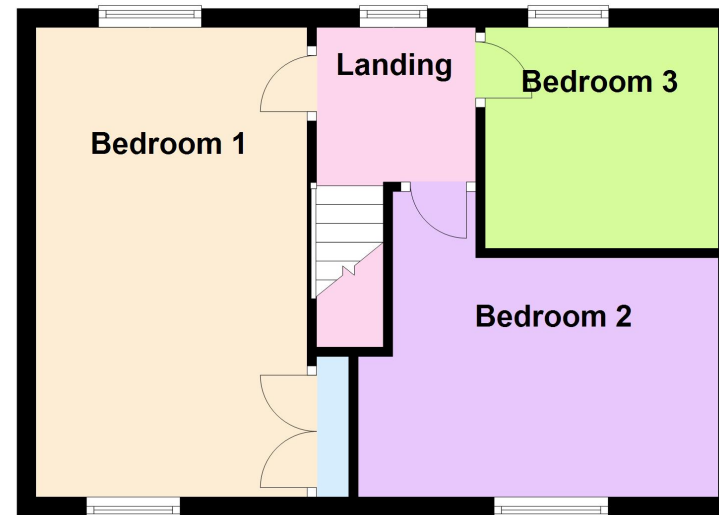
Ground Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.4 sq. feet)



Total area: approx. 83.9 sq. metres (903.2 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 82 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |