



**£365,000**

4 Somersby Green, Boston, Lincolnshire PE21 9PH

**SHARMAN BURGESS**



**4 Somersby Green, Boston, Lincolnshire  
PE21 9PH  
£365,000 Freehold**

**ACCOMMODATION**

**RECEPTION HALL**

Having partially obscure glazed side entrance door, staircase leading off, under stairs storage cupboard, airing cupboard housing the hot water cylinder within, radiator, coved cornice, two ceiling light points.

**GROUND FLOOR CLOAKROOM**

Having WC, wash hand basin with mixer tap, tiled splashbacks, obscure glazed window to side elevation, ceiling light point.

A 3/4 bedroomed chalet style property with double garage and generous enclosed rear garden situated in one of Boston's most sought after addresses. The flexible accommodation comprises an entrance hall, lounge, dining room, breakfast kitchen, utility room, ground floor cloakroom and shower room, 3/4 double bedrooms arranged over two floors, with bedroom 4 currently used as an office. The first floor also benefits from a bathroom. Further benefits include a good sized tarmac driveway, front and rear gardens, gas central heating and uPVC double glazing (excluding garage window).



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### LOUNGE

19' 4" (maximum) x 15' 1" (5.89m x 4.60m)

Having bow window to front elevation, additional windows to side elevation, radiator, coved cornice, ceiling light point, TV aerial point, coal effect electric fire with fitted inset and hearth and display surround, telephone point. Open plan through to: -

### DINING ROOM

10' 10" x 10' 5" (3.30m x 3.17m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

### BREAKFAST KITCHEN

10' 9" x 11' 8" (3.28m x 3.56m)

Accessed from both the entrance hall and dining room. Having counter tops with inset stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units, matching eye level wall units, integrated waist height double oven and grill, four ring gas hob with illuminated fume extractor above, plumbing for dishwasher, window to side elevation, fitted breakfast bar, radiator, coved cornice, ceiling recessed lighting.



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### UTILITY ROOM

10' 2" x 6' 1" (3.10m x 1.85m)

Having roll edge work surfaces with tiled splashbacks and stainless steel sink and drainer with mixer tap, base level storage unit, fitted larder style unit, plumbing for automatic washing machine, space for standard height fridge or freezer, window to side elevation, obscure glazed side entrance door, ceiling light point, wall mounted Ideal gas central heating boiler with digital timer.

### GROUND FLOOR SHOWER ROOM

9' 4" x 5' 8" (2.84m x 1.73m)

Comprising shower area with wall mounted Mira shower, WC, wall mounted wash hand basin, heated towel rail, fully tiled walls, ceiling mounted lighting, extractor fan, obscure glazed window to side elevation.

### GROUND FLOOR BEDROOM ONE

18' 4" (maximum including wardrobes) x 11' 10" (5.59m x 3.61m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, two built-in wardrobes with sliding doors and hanging rails and shelving within, wall mounted bedside lighting.

### BEDROOM FOUR/ OFFICE

13' 1" x 11' 10" (3.99m x 3.61m)

Having French doors leading to the rear garden, additional windows, radiator, ceiling light point, coved cornice, built-in wardrobe with shelving within and overhead storage locker.

### FIRST FLOOR LANDING

Having two light points, built-in storage cupboard with hanging rails and shelving within.



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#### **WALK-IN STORAGE AREA**

With wall mounted shelving, into eaves access providing further storage.

#### **BEDROOM TWO**

17' 0" (maximum) x 13' 3" (with reduced head height) (5.18m x 4.04m)

Having window to front elevation, radiator, ceiling light point.

#### **BEDROOM THREE**

13' 8" (maximum) x 13' 4" (maximum with reduced head height) (4.17m x 4.06m)

Having window to rear elevation, radiator, ceiling light point, access to loft space.

#### **FIRST FLOOR BATHROOM**

7' 4" (maximum) x 7' 1" (maximum) (2.24m x 2.16m)

Having panelled bath with mixer tap and hand held shower attachment, wall mounted electric shower above and fitted shower screen. Push button WC, pedestal wash hand basin, tiled splashbacks, heated towel rail, window to side elevation, electric shaver point, ceiling light point.

#### **EXTERIOR**

The property is approached over a tarmac driveway which provides ample off road parking and hardstanding. The front garden is predominantly laid to lawn with lavender set borders. The driveway is served by outside lighting and provides vehicular access to the:-



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### **GARAGE**

21' 8" (maximum) narrowing to 16' 6" (6.60m narrowing to 5.03m) x 17' 8" (5.38m)  
With electric roller door, window to rear elevation, door leading to the rear garden, served by power and lighting, housing the wall mounted electric fuse box and gas meter.

### **REAR GARDEN**

The generous rear garden is initially laid to a paved patio seating area, leading to the remainder which is predominantly laid to lawn with mature borders housing a variety of mature plants, shrubs and trees. The rear garden is fully enclosed and served by outside lighting.

### **SERVICES**

Mains gas, electricity, water and drainage are connected.

### **REFERENCE**

21022025/28718121/SHR



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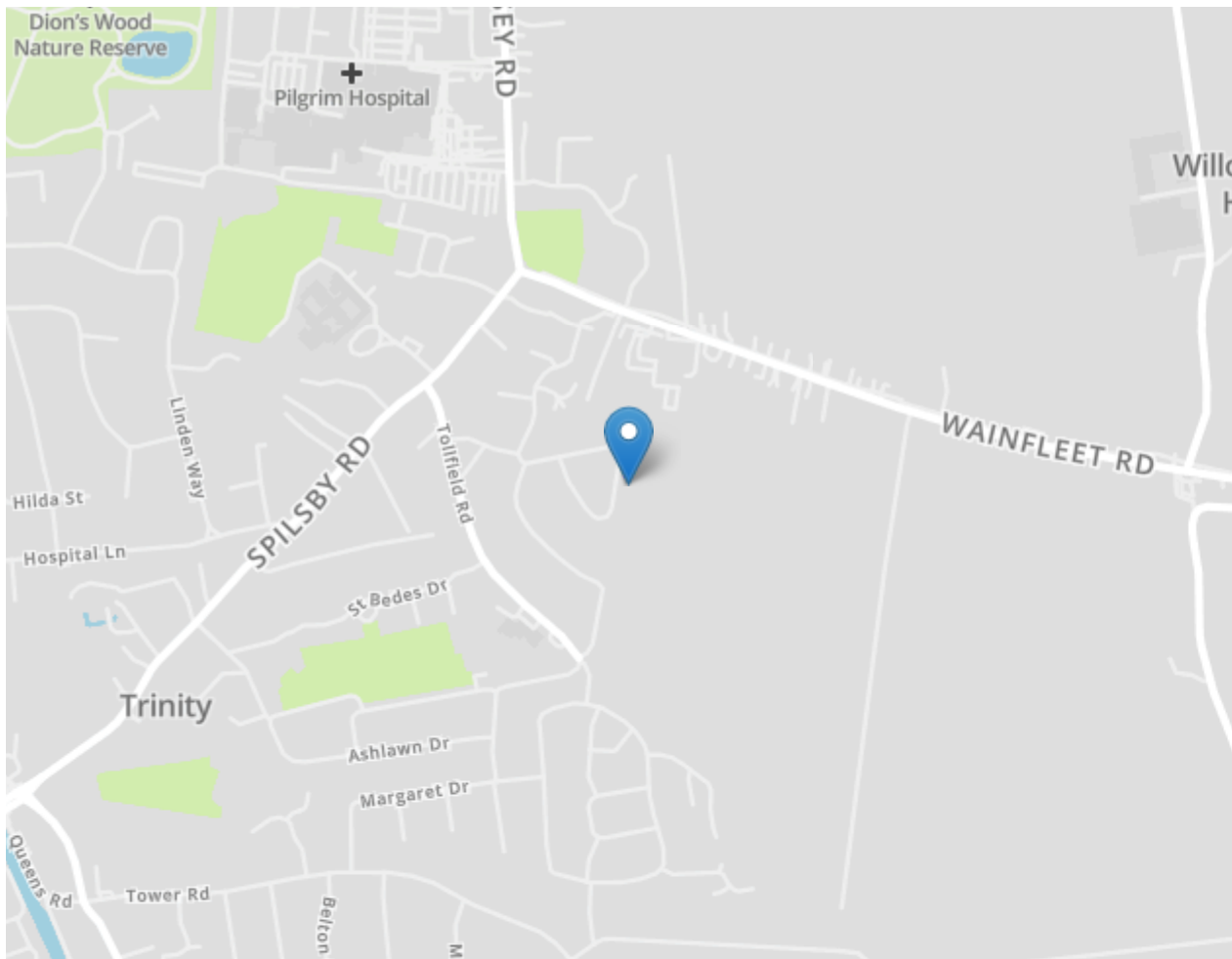
## AGENT'S NOTES

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.

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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.



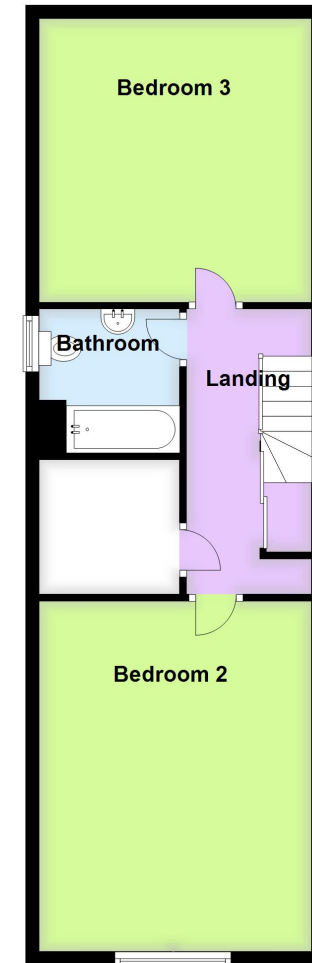
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 145.3 sq. metres (1563.8 sq. feet)



**First Floor**  
Approx. 55.7 sq. metres (600.0 sq. feet)



Total area: approx. 201.0 sq. metres (2163.7 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	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	