



£175,000

27 Windsor Crescent, Boston, Lincolnshire PE21 0HX

SHARMAN BURGESS

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£175,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, wall mounted coat hooks, ceiling light point, under stairs storage cupboard housing the electric fuse box.

GROUND FLOOR CLOAKROOM

Having WC, radiator, tiled floor, obscure glazed window, coved cornice, ceiling light point.

A superbly positioned semi-detached property with large enclosed south facing garden to the rear. Accommodation comprises an entrance hall, lounge, kitchen, ground floor cloakroom, three bedrooms to the first floor and a three piece shower room. Further benefits include gas central heating, uPVC double glazing, driveway and garage.



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LOUNGE DINER

17' 5" (maximum) x 13' 5" (maximum) (5.31m x 4.09m)
 Having dual aspect windows, wood effect laminate flooring, radiator, ceiling light point with ornamental ceiling rose, TV aerial point with wiring for satellite TV, fireplace with space for electric fire and tiled inset and hearth and display mantle above.

KITCHEN

10' 5" (maximum) x 10' 4" (maximum) (3.17m x 3.15m)
 Having roll edge work surfaces with tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, four ring gas hob with illuminated stainless steel fume extractor above, integrated waist height double oven and grill, space for standard height fridge or freezer, wall mounted storage cabinets, window to side aspect, obscure glazed window to rear aspect, obscure glazed rear entrance door, tiled floor, coved cornice, ceiling light point.

FIRST FLOOR LANDING

Having window to front aspect, access to roof space, ceiling light point.

BEDROOM ONE

13' 5" (maximum) x 10' 6" (maximum) (4.09m x 3.20m)
 Having window to rear aspect, radiator, ceiling light point, picture rail, built-in wardrobe with overhead storage locker.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 4" (maximum) x 10' 5" (maximum) (3.15m x 3.17m)

Having window to rear aspect, radiator, dado rail, ceiling light point, built-in boiler cupboard housing the gas combination central heating boiler.

BEDROOM THREE

10' 3" (maximum) x 6' 5" (maximum) (3.12m x 1.96m)

Having window to front aspect, picture rail, ceiling light point, radiator.

SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wall mounted wash hand basin with mixer tap, shower cubicle with wall mounted Mira electric shower and fitted shower screen, heated towel rail, fully tiled walls, obscure glazed window to side aspect, ceiling light point.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking and extends to the side of the property giving vehicular access to the: -

GARAGE

15' 9" x 8' 3" (4.80m x 2.51m)

Of concrete sectional construction. Having up and over door, personnel door to garden, served by power and lighting.

REAR GARDEN

The garden benefits from an approximate south facing aspect and is predominantly laid to large sections of lawn with flower and shrub borders which include fruit trees and there is also a paved seating area. The garden houses a timber shed and two brick built stores. The garden is fully enclosed by fencing and served by an outside tap and lighting.

SERVICES

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

REFERENCE

12092024/28142367/SAM



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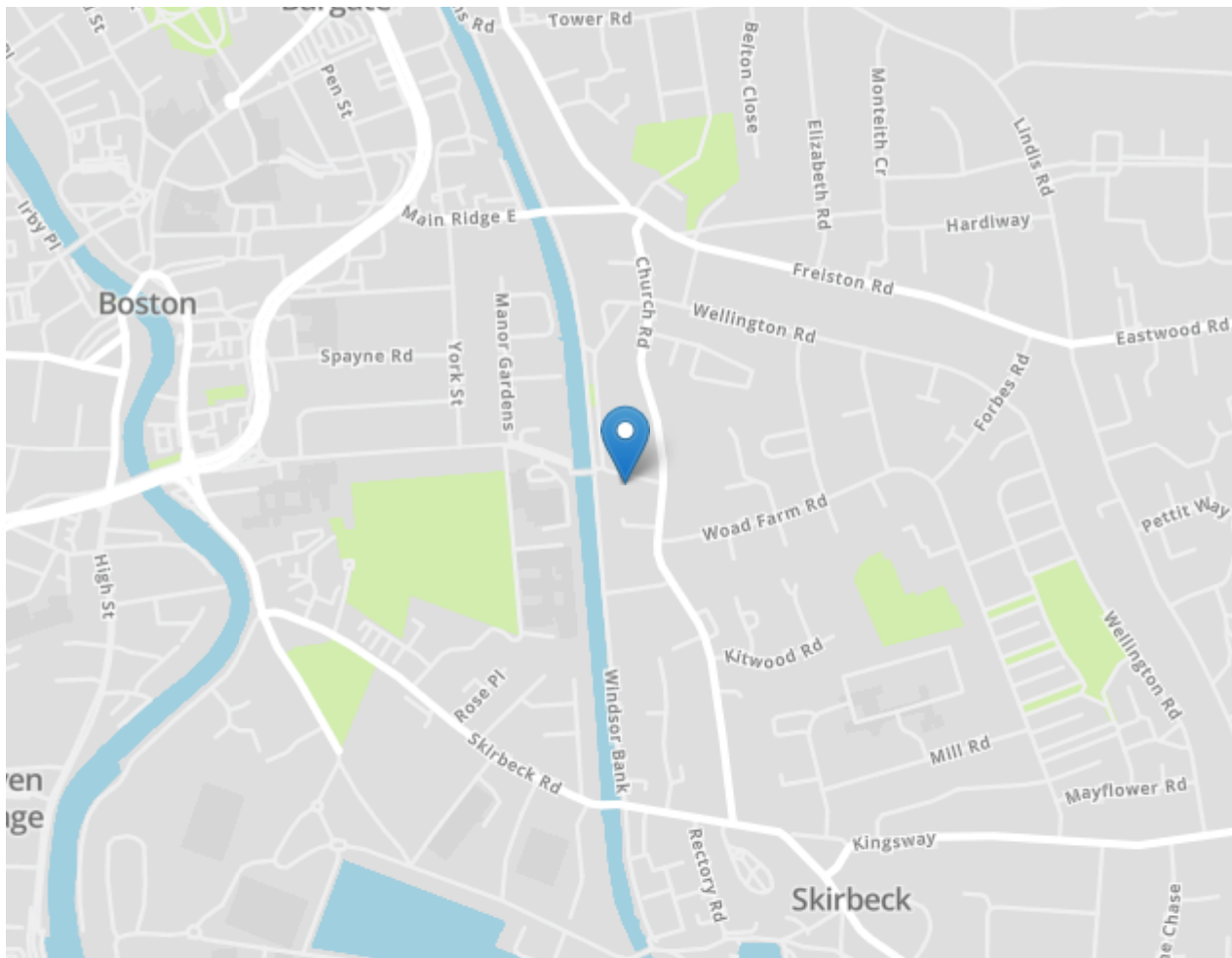
AGENT'S NOTES

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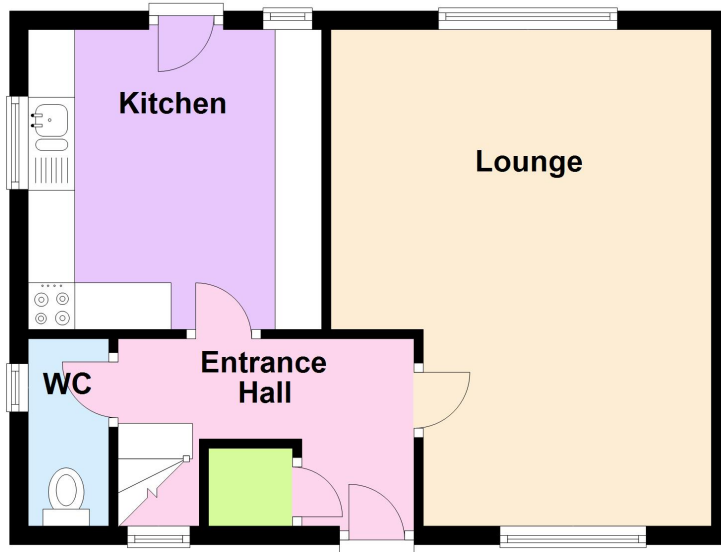
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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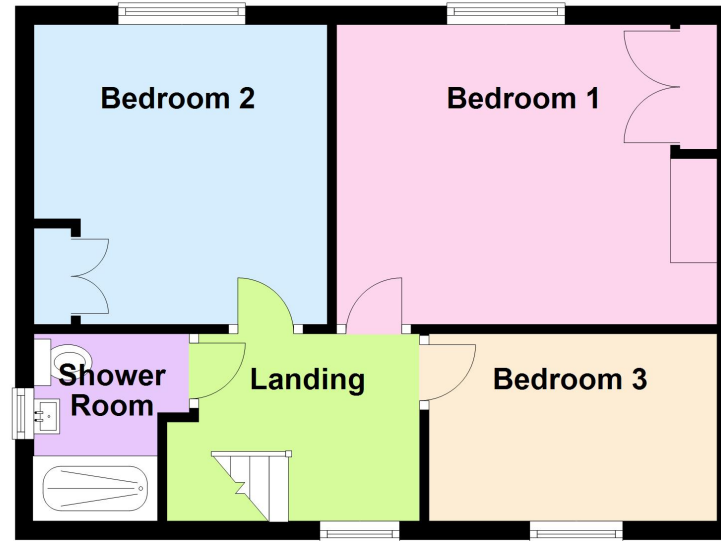
Ground Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 78.2 sq. metres (842.0 sq. feet)



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