



SHARMAN BURGESS Est. 1996  
**FOR SALE**  
01205 361161

**£214,000**

42 Green Lane, Boston, Lincolnshire PE21 9NB

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**PE21 9NB**  
**£214,000 Freehold**

Situated in a sought after location with views over open farmland to the front and accommodation comprising an entrance hall, lounge, dining room, conservatory, kitchen, utility room, ground floor shower room. To the first floor are three bedrooms arranged off a landing and a family bathroom. Further benefits include an enclosed rear garden, gas central heating, single garage and block paved driveway.

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure window to side, staircase leading off, under stairs storage cupboard, coved cornice, ceiling light point, radiator, wall mounted electric fuse box.

**LOUNGE**

14' 3" x 11' 0" (4.34m x 3.35m)

Having window to front aspect, radiator, dado rail, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fire with fitted inset and hearth and display surround.



**SHARMAN BURGESS**





### **KITCHEN**

9' 9" x 7' 7" (2.97m x 2.31m)

Having counter tops with stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with fume extractor above, space for standard height fridge or freezer, window to rear aspect, coved cornice, ceiling light point, radiator, concealed Baxi gas central heating boiler.

### **UTILITY ROOM**

8' 4" x 6' 9" (2.54m x 2.06m)

Having counter top, plumbing for automatic washing machine, space for additional utilities, wall mounted storage cupboards, window to rear aspect, ceiling light point, obscure glazed window, extractor fan.

### **GROUND FLOOR SHOWER ROOM**

Being fitted with a three piece suite comprising a pedestal wash hand basin with mixer tap and tiled splashback, push button WC, shower cubicle with wall mounted electric shower within and fitted shower screen, obscure glazed window, extractor fan, ceiling light point.

### **DINING ROOM**

9' 9" x 9' 0" (2.97m x 2.74m)

Accessed from both the lounge and kitchen. Having radiator, coved cornice, ceiling light point, door to: -

### **CONSERVATORY**

11' 9" x 10' 10" (3.58m x 3.30m)

Of uPVC double glazed construction with polycarbonate roof. Having double doors leading to the garden.



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### FIRST FLOOR LANDING

Having window to side aspect, coved cornice, ceiling light point, access to roof space.

### BEDROOM ONE

13' 7" (maximum) x 10' 8" (maximum) (4.14m x 3.25m)

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

### BEDROOM TWO

10' 8" (maximum) x 10' 7" (maximum) (3.25m x 3.23m)

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

### BEDROOM THREE

8' 4" (maximum including stair bulkhead) x 6' 3" (2.54m x 1.91m)

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

### BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath with wall mounted electric shower above, obscure glazed window, heated towel rail, electric shaver point, ceiling light point, extractor fan.

### EXTERIOR

The property sits on a corner plot and has a dropped kerb leading to a block paved driveway which provides off road parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn with plant and shrub border. To the rear, the property benefits from an enclosed garden initially laid to a paved patio seating area, leading to lawned sections with flower and shrub borders. The garden is served by external tap and lighting.

### GARAGE

16' 8" x 9' 3" (5.08m x 2.82m)

Having up and over door, served by power and lighting.

### SERVICES

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

### REFERENCE

22042024/27570220/LUC



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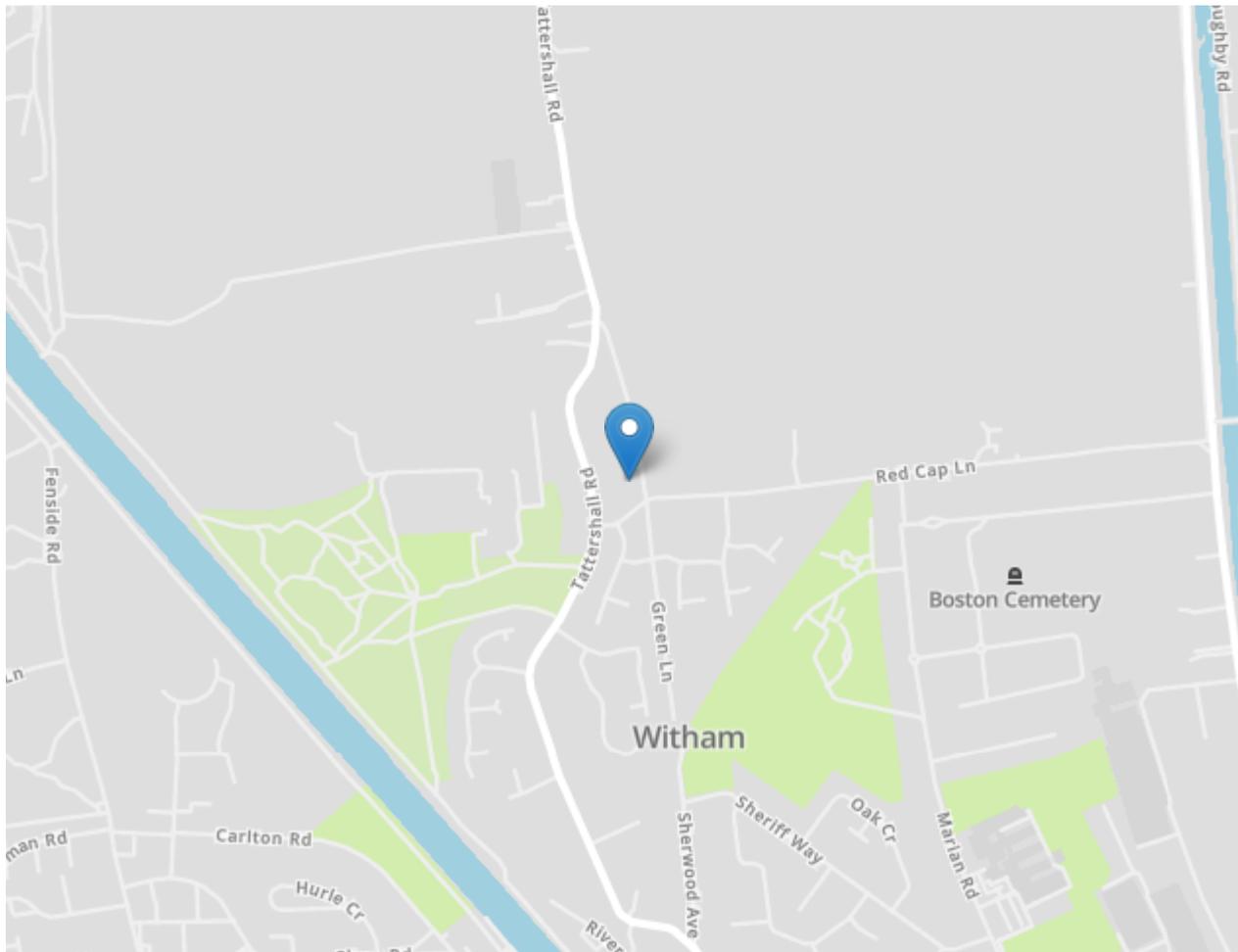
## AGENT'S NOTES

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.

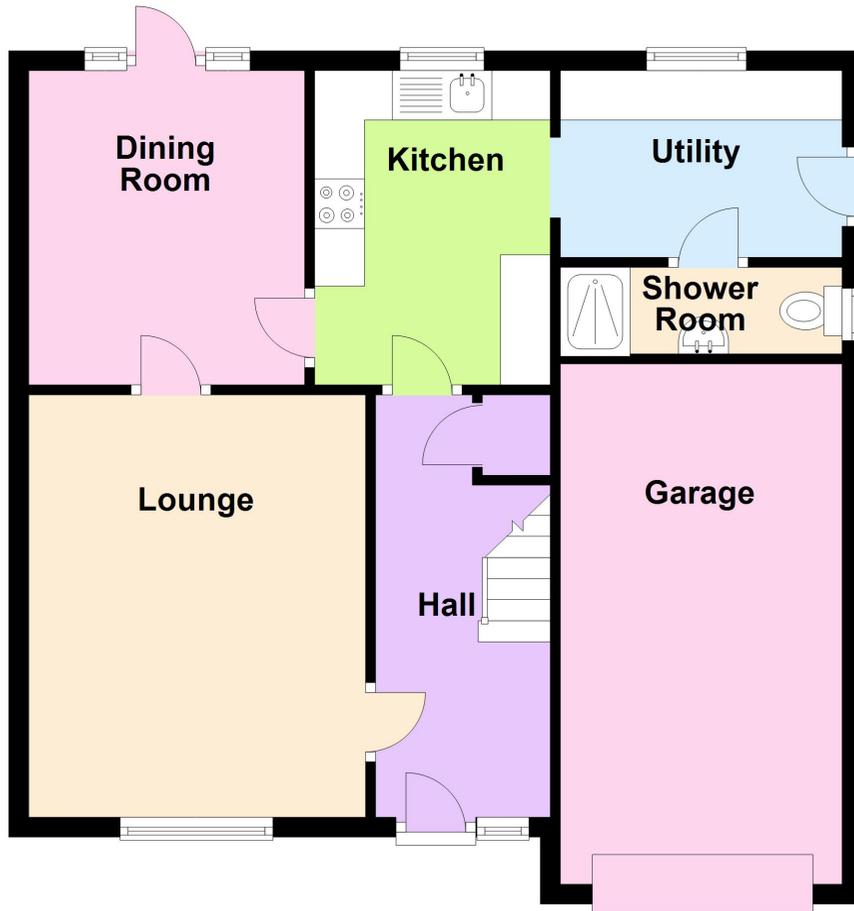
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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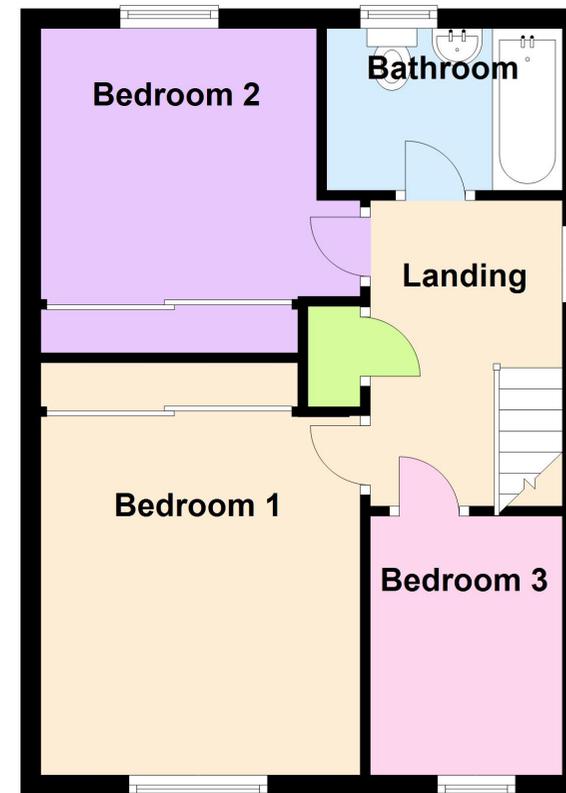
## Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



## First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 102.9 sq. metres (1107.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			