



£199,950

24 Sleaford Road, Boston, Lincolnshire PE21 8EQ

SHARMAN BURGESS

**24 Sleaford Road, Boston, Lincolnshire
PE21 8EQ
£199,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having uPVC entrance door, radiator, dado rail, decorative coved cornice, staircase leading off, doors to dining room and kitchen.

DINING ROOM

13' 5" x 11' 11" (4.09m x 3.63m)

Having double glazed window to rear elevation, radiator, decorative coved cornice, ceiling fan light, archway to: -



SHARMAN BURGESS





LOUNGE

16' 5" (maximum into bay window) x 13' 2" (5.00m x 4.01m)
Having radiator, decorative coved cornice, wall light points, double glazed box bay window to front elevation, stone fireplace with tiled hearth and TV plinth with TV aerial point, part panelled walls.

KITCHEN

12' 11" x 12' 0" (3.94m x 3.66m)
Being fitted with a range of wall and base level storage units, larder units, areas of work surface, inset composite one and a half bowl sink and drainer with mixer tap, built-in microwave oven, integrated oven and hob, fitted bench seating, door to: -

UTILITY/GARDEN ROOM

14' 2" x 12' 5" (maximum) (4.32m x 3.78m)
Having double glazed window to side elevation, double glazed patio doors to rear elevation, uPVC side entrance door with matching panelled window, radiator, coved cornice, through to: -

GROUND FLOOR CLOAKROOM

Having low level WC, pedestal wash hand basin with tiled splashback, double glazed window to side elevation.

SPLIT LEVEL FIRST FLOOR LANDING

Having radiator, dado rail, decorative coved cornice, skylight, airing cupboard housing the gas central heating boiler and slatted shelving within.

BEDROOM ONE

13' 3" x 16' 9" (maximum) (4.04m x 5.11m)
Having two double glazed windows to front elevation, radiator, wall light points, two built-in double wardrobes with overhead storage lockers.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

13' 5" x 12' 0" (4.09m x 3.66m)

Having double glazed window to rear elevation, radiator, coved cornice.

BEDROOM THREE

13' 1" x 11' 9" (3.99m x 3.58m)

Having double glazed window to rear elevation, radiator, fitted wardrobes with side tables and overhead storage lockers and matching dressing unit.

SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with mains fed shower within, low level WC, pedestal wash hand basin, partly tiled walls, radiator, double glazed window to side elevation, ceiling recessed spotlights. In the Agents opinion, this room has space for the installation of a bath, if required.

EXTERIOR

To the front, the property is approached over a block paved driveway which provides ample off road parking and turning space. The driveway extends to a timber car port which in turn provides vehicular access to the garage. Gated access leads to the rear garden.

SINGLE GARAGE

Having up and over door, personnel door to side elevation.

REAR GARDEN

Being initially laid to a seating area, leading to the remainder of the garden which is laid to lawn, with shrub and bush borders. The garden is fully enclosed by timber fencing and hedging and houses a variety of shrubs, trees and a greenhouse.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

28112025/29763003/HUN



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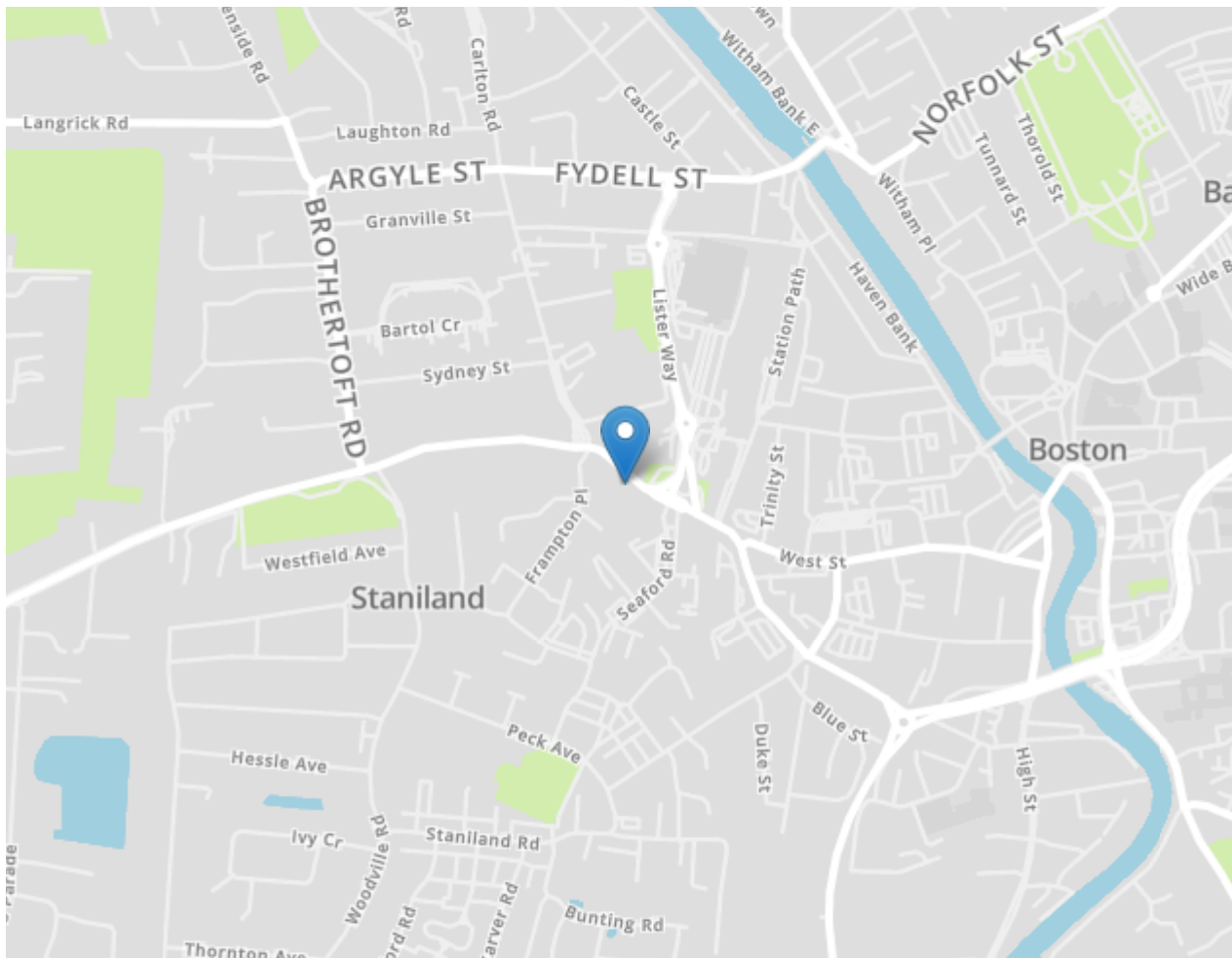
AGENT'S NOTES

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.

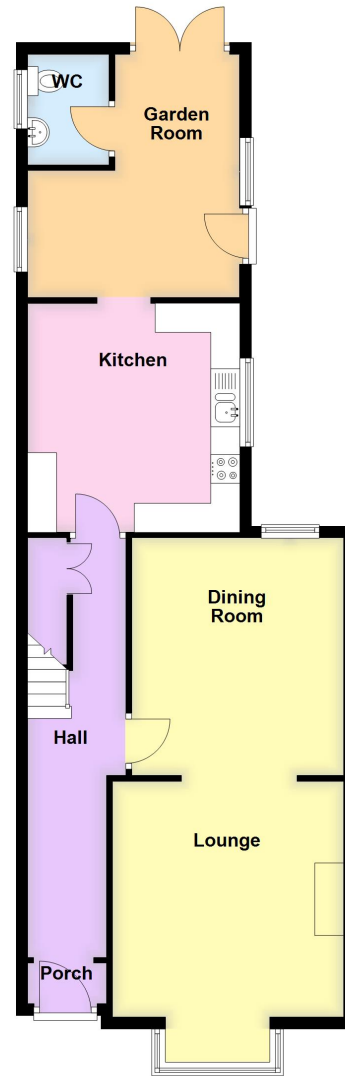
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

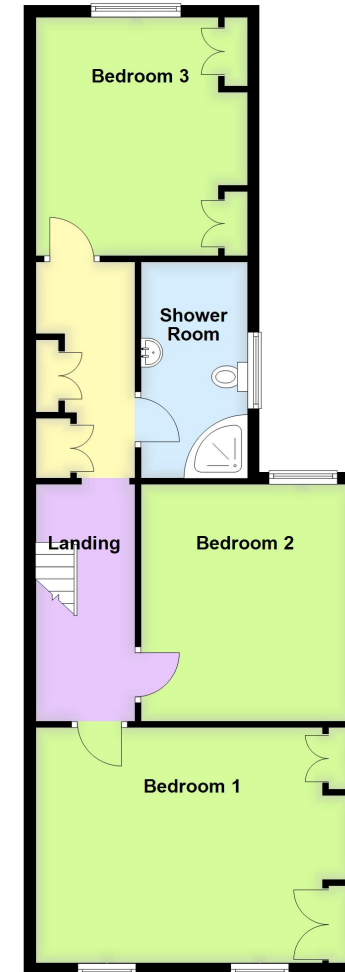


SHARMAN BURGESS

Ground Floor
Approx. 75.8 sq. metres (816.0 sq. feet)



First Floor
Approx. 74.3 sq. metres (799.3 sq. feet)



Total area: approx. 150.1 sq. metres (1615.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	60	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	