



SHARMAN
BURGESS
FOR SALE
01205 361161

£220,000

15 Hessle Avenue, Boston, Lincolnshire PE21 8DA

SHARMAN BURGESS

**15 Hessle Avenue, Boston, Lincolnshire
PE21 8DA
£220,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door with obscure glazed panel, radiator, coved cornice, ceiling light point, central heating thermostat, built-in cloak cupboard with hanging rail within, access to loft space served by loft ladder and light.

LOUNGE

22'9" (including archway) x 12'0" (maximum taken at widest part)
(6.93m x 3.66m)

Having window to front elevation, radiator, picture rail, coved cornice, two ceiling light points each with ornamental ceiling rose, TV aerial point, living flame coal effect gas fire with decorative tiled surround, tiled hearth and display mantle. Archway through to: -



SHARMAN BURGESS



DINING ROOM

10' 4" x 7' 8" (3.15m x 2.34m)

Having window to rear elevation, radiator, dado rail, coved cornice, wall mounted lighting, ornamental ceiling rose.

KITCHEN

14' 9" (maximum) x 8' 5" (maximum) (4.50m x 2.57m)

Having counter tops with inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, wall units, integrated oven and grill, integrated microwave oven, four ring gas hob with fume extractor above, space for American style fridge freezer, plumbing for automatic washing machine, wall mounted Worcester gas central heating boiler, window to rear elevation, obscure glazed entrance door, built-in airing cupboard housing the hot water cylinder.

SHOWER ROOM

Being fitted with a three piece suite comprising shower area with wall mounted mains fed shower within, WC, wash hand basin with mixer tap, walls tiled to approximately half height, radiator, coved cornice, ceiling light point.

BEDROOM ONE

12' 9" x 8' 8" (3.89m x 2.64m)

Having radiator, coved cornice, two ceiling light points, archway through to:-

DRESSING ROOM

6' 10" (measurement taken to built-in wardrobes) x 7' 11" (2.08m x 2.41m)

Having coved cornice, ceiling light point, additional ceiling mounted lighting, radiator, built-in wardrobes along one wall with sliding mirrored doors and hanging rail and shelving within. Door through to rear conservatory, door to:-



**SHARMAN
BURGESS** Est 1996

EN-SUITE WET ROOM

10' 7" (maximum) x 5' 8" (maximum) (3.23m x 1.73m)

Having wall mounted wash hand basin with mixer tap, walk-in shower area with wall mounted Aqualisa shower within and shower screen, Imex multi-functional WC, non-slip flooring, radiator, obscure glazed window to rear elevation, ceiling light point, extractor fan, heated towel rail, additional wall mounted lighting.

CONSERVATORY

13' 10" x 9' 0" (4.22m x 2.74m)

Of brick and uPVC double glazed construction with glazed roof. Having a range of fitted storage comprising base level units with counter top above, wood effect laminate flooring, radiator, ceiling light point, French doors leading to the rear garden.

BEDROOM TWO

10' 10" (maximum) x 11' 3" (maximum) (3.30m x 3.43m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in single wardrobe, built-in dressing table and overhead storage lockers.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides off road parking as well as vehicular access to the garage. There is a barked front border with plants and shrubs set within and a low level wall to the front boundary.

GARAGE

Having up and over door, served by power and lighting, housing the electric fuse box.

The block paving continues to the right hand side of the bungalow and leads to the: -

REAR GARDEN

Being predominantly laid to beds and borders housing a wide variety of flowering plants, shrubs and trees, with paved patio seating areas, a timber storage shed and an approximate 12ft x 6ft greenhouse (to be included in the sale). The garden is enclosed by a mixture of wall and fencing and is served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

REFERENCE

07102025/29465821/BEN



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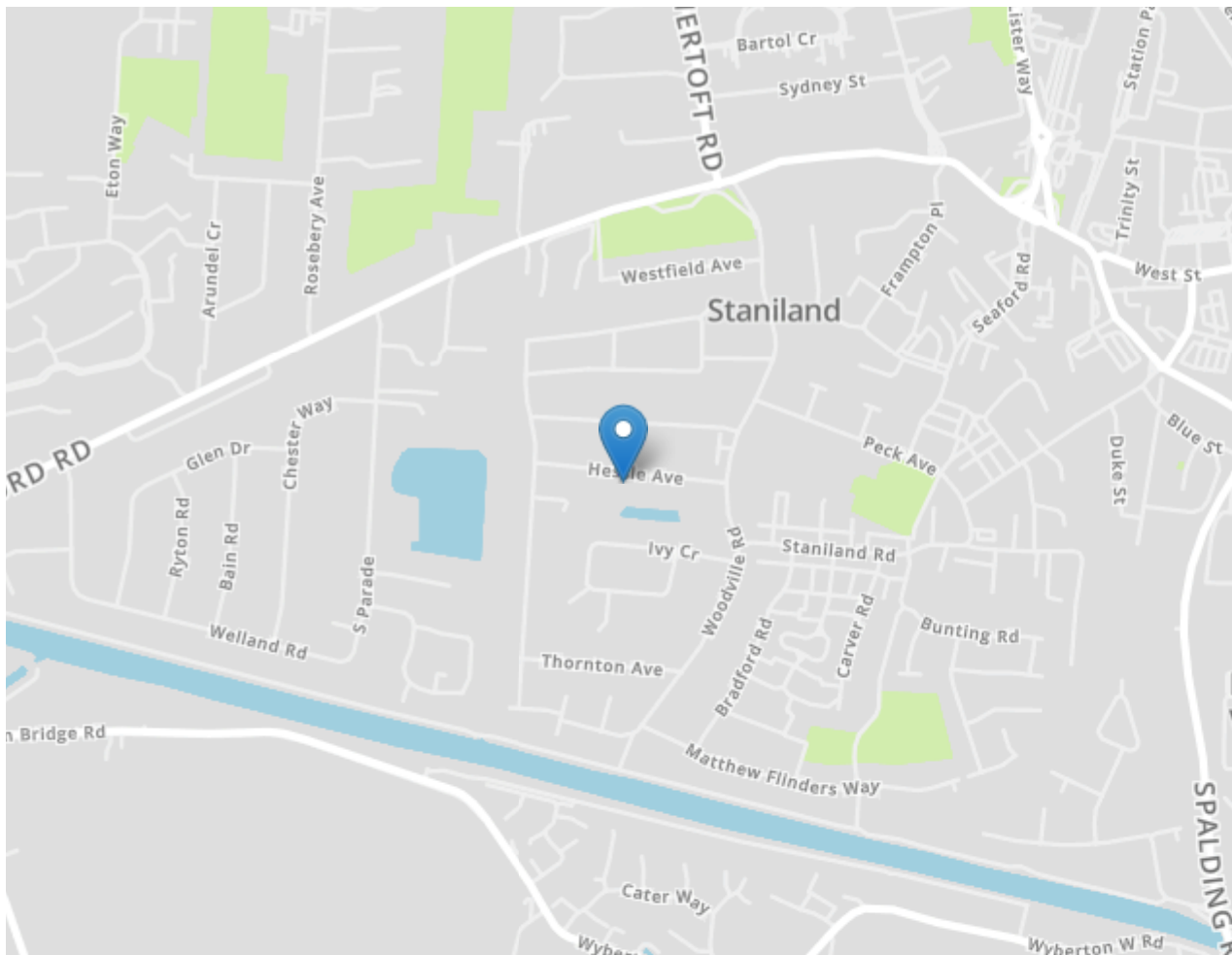
AGENT'S NOTES

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. 113.4 sq. metres (1220.8 sq. feet)



Total area: approx. 113.4 sq. metres (1220.8 sq. feet)

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BURGESS** Est 1996

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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	60	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	