



£125,000

32 Hospital Lane, Boston, Lincolnshire PE21 9BY

SHARMAN BURGESS

**32 Hospital Lane, Boston, Lincolnshire
PE21 9BY
£125,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having glazed double doors, wall mounted electric fuse box, obscure glazed door to:-

LOUNGE

14' 3" (maximum into bay window) x 14' 0" (maximum including chimney breast) (4.34m x 4.27m)

Having bay window to front elevation, coved cornice, ceiling light point, radiator, TV aerial point, living flame coal effect gas fireplace with fitted hearth and display surround.

LOBBY AREA

With under stairs storage cupboard.

An extremely impressive three bedroomed property with parking at the rear, situated in a location close to Boston Town Centre and the Pilgrim Hospital. Accommodation comprises an entrance porch, lounge, dining room, larger than average kitchen, refitted modern ground floor bathroom and three independent bedrooms to the first floor. Further benefits include a low maintenance rear garden, uPVC double glazing and gas central heating.



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DINING ROOM

14' 0" (maximum) x 11' 10" (maximum) (4.27m x 3.61m)

Having radiator, coved cornice, ceiling light point, door to staircase rising to first floor.

BREAKFAST KITCHEN

12' 0" (maximum) x 13' 8" (maximum) (3.66m x 4.17m)

Having tiled work surfaces with wood trim, range of base level storage units, drawer units and glazed display cabinet. Central island with inset ceramic sink and drainer with mixer tap, base level storage units beneath and plumbing for automatic washing machine and dishwasher. Space for gas cooker, coved cornice, ceiling recessed lighting and additional ceiling light point, space for fridge freezer, Velux window, additional window to side elevation, obscure glazed rear entrance door, airing cupboard housing the hot water cylinder and shelving within.

GROUND FLOOR BATHROOM

Being fitted with a modern three piece suite comprising P shaped bath with wall mounted electric shower above and fitted shower screen, wash hand basin with mixer tap and vanity beneath, WC, tiled floor, extended tiled splashbacks, obscure glazed window to side elevation, radiator, two ceiling light points, floor mounted gas central heating boiler.

FIRST FLOOR LANDING

Having coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

13' 1" (maximum) x 12' 0" (maximum) (3.99m x 3.66m)

Having window to front elevation, radiator, wall mounted lighting, built-in wardrobes with hanging rails and shelving within and overhead storage locker.

BEDROOM TWO

11' 11" (maximum) x 10' 10" (maximum) (3.63m x 3.30m)

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

BEDROOM THREE

8' 2" (maximum) x 12' 1" (maximum) (2.49m x 3.68m)

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

EXTERIOR

The property benefits from parking to the rear.

The rear garden is predominantly low maintenance and benefits from paved pathway, raised area with artificial grass and a further gravelled seating area. The garden is fully enclosed, served by outside lighting and has gated access leading to the parking area.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

16042025/28846905/CHA



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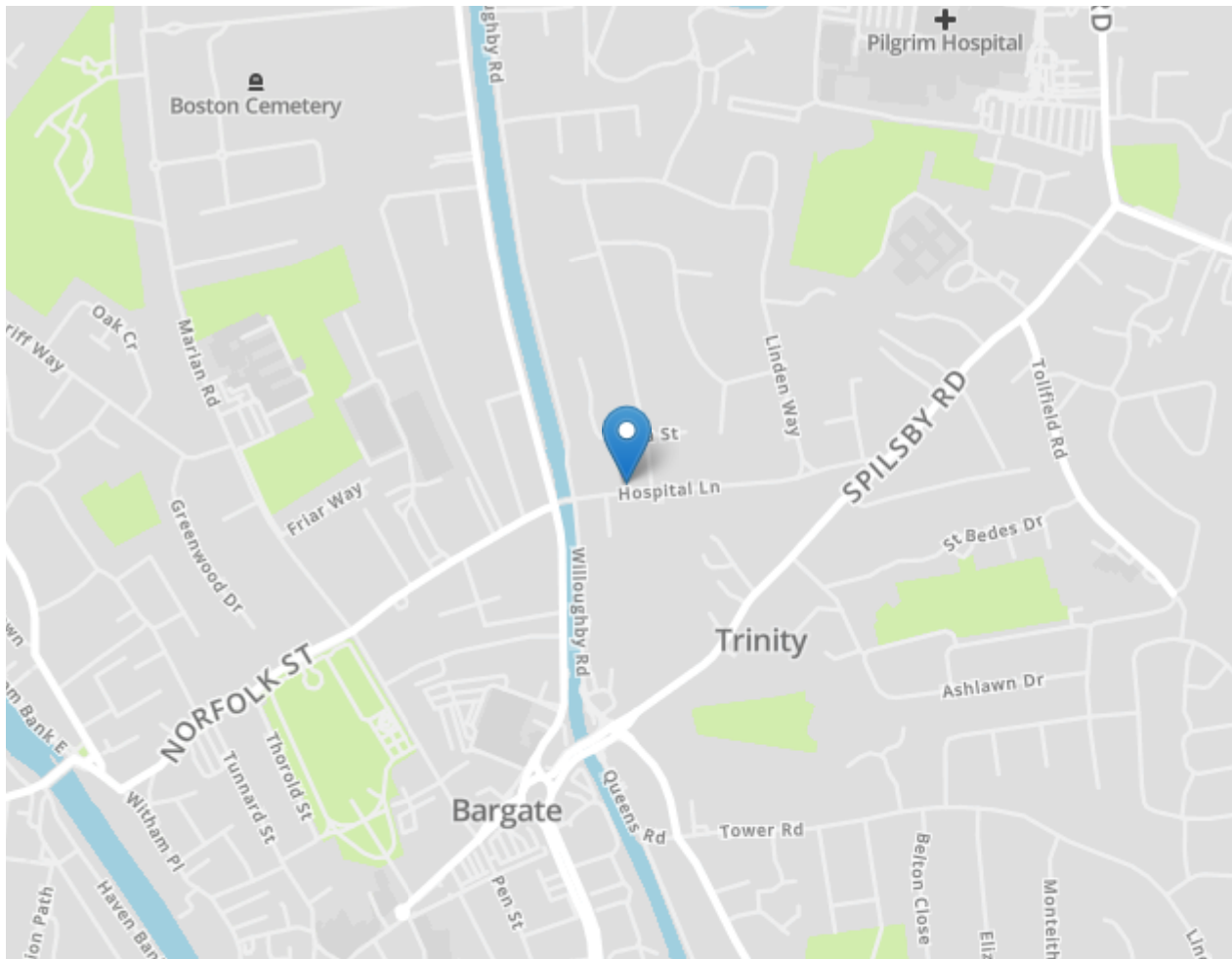
AGENT'S NOTES

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.

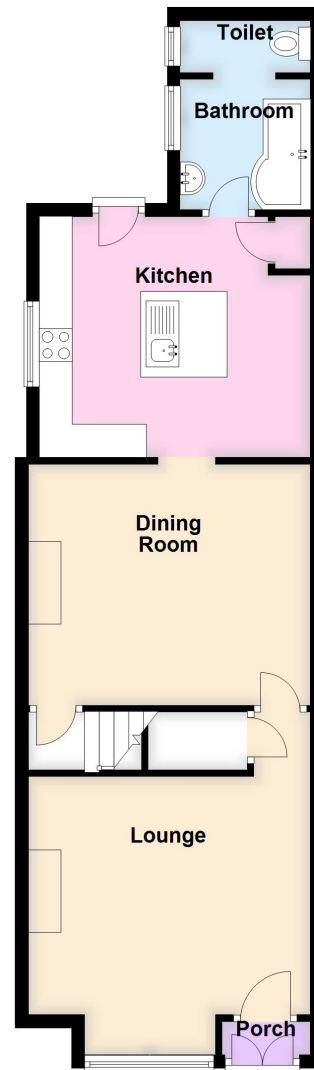
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

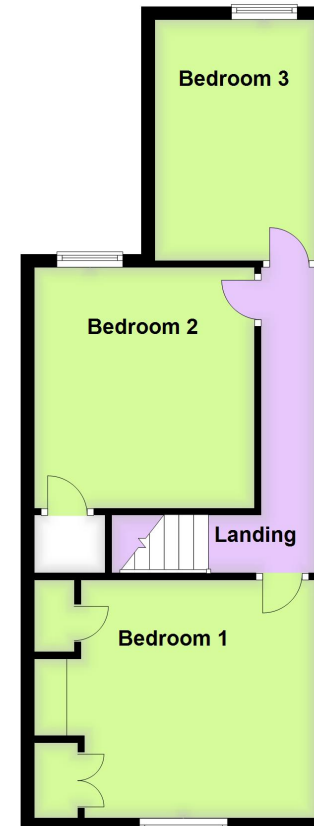


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Ground Floor
Approx. 59.4 sq. metres (639.0 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 104.5 sq. metres (1124.7 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		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		