



£169,950

17 Langrick Road, Boston, Lincolnshire PE21 8HT

SHARMAN BURGESS

17 Langrick Road, Boston, Lincolnshire
PE21 8HT
£169,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panels, staircase rising to first floor, radiator, picture rail, ceiling light point, wall mounted central heating thermostat, under stairs storage cupboard.

LOUNGE

13' 10" x 11' 0" (maximum including chimney breast) (4.22m x 3.35m)

Having window to front elevation, radiator, coved cornice, ceiling light point, log effect electric fireplace with tiled hearth and display surround, TV aerial point.



SHARMAN BURGESS





KITCHEN DINER

18' 0" (maximum taken into doorway) x 8' 3" (maximum) (5.49m x 2.51m)

Having roll edge work surfaces with tiled splashbacks, inset 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, space for standard height fridge or freezer, space for electric cooker, wall mounted gas heater, radiator, coved cornice, ceiling light point, window to rear elevation, obscure glazed window to side elevation, side entrance door leading to the covered car port, door to: -

CONSERVATORY

16' 2" x 8' 8" (4.93m x 2.64m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having radiator, French doors leading to the rear garden, work surface with base level storage units, matching eye level wall units and plumbing for automatic washing machine.

FIRST FLOOR LANDING

Having window to side elevation, ceiling light point, access to loft space.

BEDROOM ONE

11' 4" (maximum) x 10' 0" (maximum including chimney breast) (3.45m x 3.05m)

Having window to front elevation, radiator, ceiling light point, built-in bedroom furniture including wardrobes with hanging rails and shelving within and overhead storage lockers.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 1" (maximum) x 10' 1" (maximum including chimney breast) (3.68m x 3.07m)

Having window to rear elevation, radiator, ceiling light point, built-in storage to right hand side of chimney breast with shelving within.

BEDROOM THREE

7' 1" (maximum) x 6' 10" (2.16m x 2.08m)

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

SHOWER ROOM

Being fitted with a three piece suite comprising WC, wash hand basin with vanity unit beneath, shower cubicle with wall mounted electric shower within and fitted shower screen, radiator, extended tiled splashbacks, ceiling light point, built-in boiler cupboard housing the Worcester gas combination central heating boiler.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides off road parking. There is a lawned front garden with plant and flower borders and low level wall to the front boundary. Double doors lead through to the: -

COVERED CAR PORT

28' 5" x 8' 11" (8.66m x 2.72m)

Having a polycarbonate roof and a continuation of the block paving giving access to the garage. Served by lighting, external door to under stairs storage cupboard served by lighting.

GARAGE/WORKSHOP

19' 11" x 8' 0" (6.07m x 2.44m)

Having double doors, personnel door to garden, served by power.

REAR GARDEN

Initially comprising a block paved seating area leading to the remainder of the garden which is laid to a mixture of lawn and vegetable patch with an approx 8ft x 6ft greenhouse (to be included in the sale). The garden is enclosed by a mixture of fencing and hedging.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

13082025/29376056/SHA



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

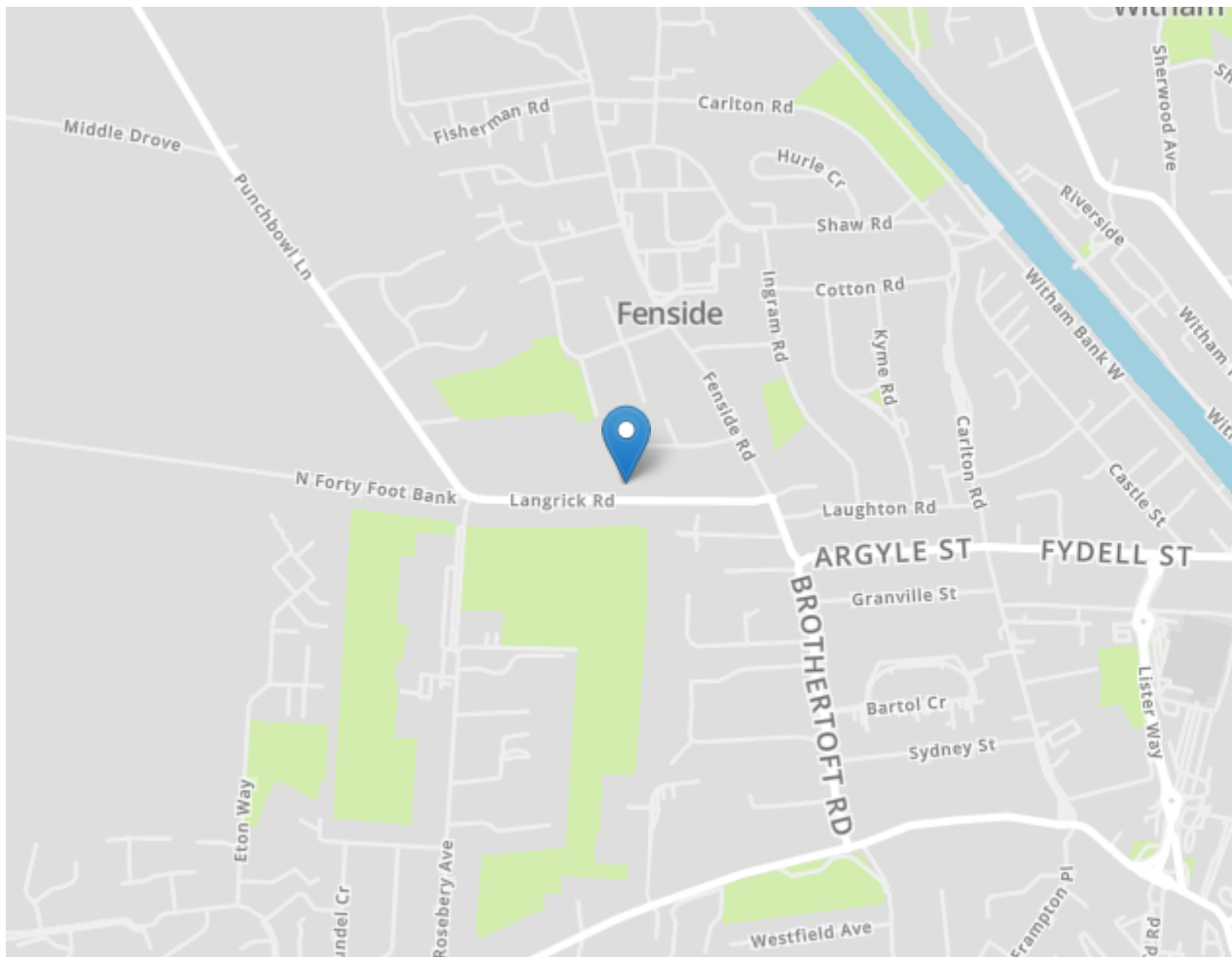
AGENT'S NOTES

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.

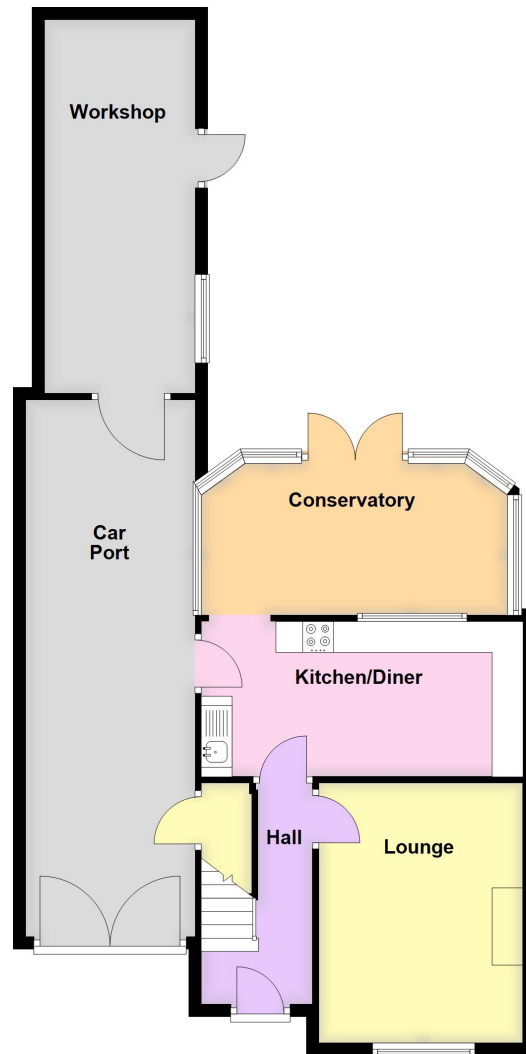
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

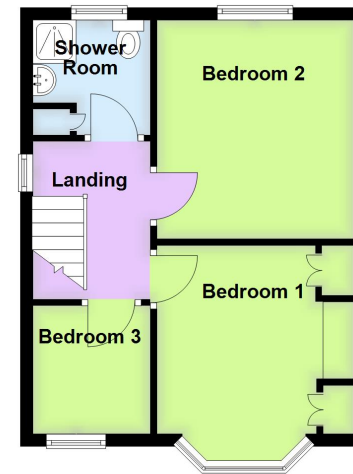
Ground Floor

Approx. 86.3 sq. metres (928.8 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



Total area: approx. 121.3 sq. metres (1305.7 sq. feet)

**SHARMAN
BURGESS** Est 1996

t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk

