



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

£205,000

4 Priory Road, Fishtoft, Boston, Lincolnshire PE21 0RA

SHARMAN BURGESS

**4 Priory Road, Fishtoft, Boston, Lincolnshire
PE21 0RA
£205,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed panels to either side, staircase leading off, coved cornice, ceiling light point, telephone point, built-in linen cupboard with slatted linen shelving within and overhead locker, built-in cloak cupboard with hanging rail within and overhead locker, Fischer electric radiator.

LOUNGE DINER

21'3" (maximum) x 22'0" (maximum) (6.48m x 6.71m)

Having two Fischer electric radiators, window to front aspect, sliding patio doors to rear aspect, three ceiling light points, coved cornice, TV aerial point, living flame coal effect gas fire with tiled hearth and display mantle.

A large 3/4 bedroomed detached house with double garage and generous sized gardens extending to the rear, in need of some updating and modernisation and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, L-shaped lounge diner, breakfast kitchen, rear entrance, ground floor wet room, office/ground floor bedroom four. Three further bedrooms are arranged off a first floor landing together with a family bathroom. Further benefits include large sweeping driveway, detached double garage and gardens to both the front and rear.



SHARMAN BURGESS



BREAKFAST KITCHEN

20'9" x 11'10" (6.32m x 3.61m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel double sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and wall units, plumbing for automatic washing machine, space for oven, dual aspect windows, Fischer electric radiator, ceiling mounted strip light, wall mounted Vokera gas boiler serving the hot water.

REAR ENTRANCE

5'8" x 4'9" (1.73m x 1.45m)

Having obscure glazed entrance door, window to side aspect, counter top, base level storage cupboards.

GROUND FLOOR WET ROOM

Comprising wash hand basin with mixer tap and vanity unit beneath, WC, wall mounted mains fed shower, non-slip flooring, obscure glazed window, ceiling light point.

OFFICE/GROUND FLOOR BEDROOM FOUR

12'0" x 8'10" (3.66m x 2.69m)

Having Fischer electric radiator, window to front aspect, coved cornice, ceiling light point.

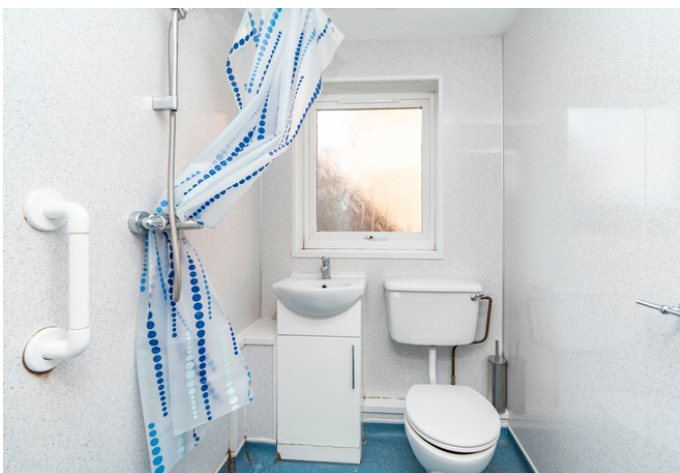
FIRST FLOOR LANDING

Having window to front aspect, ceiling light point.

BEDROOM ONE

15'5" (maximum into window) x 10'1" (maximum taken to built-in wardrobes) (4.70m x 3.07m)

Having window to front aspect, Fischer electric radiator, range of built-in wardrobes with sliding doors and hanging rails and shelving within.



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BEDROOM TWO

12' 9" (maximum) x 10' 6" (maximum) (3.89m x 3.20m)

Having window to side aspect, Fischer electric radiator, access to roof space, ceiling light point, access to eaves storage, built-in wardrobe with hanging rail within and additional storage above.

BEDROOM THREE

12' 9" (maximum) x 6' 6" (maximum) (3.89m x 1.98m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, panelled bath with mixer tap and hand held shower attachment, Fischer electric radiator, fully tiled walls, obscure glazed window to rear aspect, ceiling light point, built-in linen cupboard.

EXTERIOR

The property is approached over a sweeping concrete driveway which extends to the right hand side of the property and provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the detached double garage. The front garden is laid to two sections of lawn with flower and shrub borders. There is a low level wall to the front boundary.

DETACHED DOUBLE GARAGE

17' 0" x 17' 0" (5.18m x 5.18m)

Having two up and over doors, served by power and lighting, two windows to rear aspect.

REAR GARDEN

The rear gardens are predominantly laid to lawn with well stocked beds and borders containing plants and shrubs. The garden is enclosed to the majority by a mixture of fencing and hedging.

AGENT'S 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.

SERVICES

Mains gas, electricity, drainage and water are connected to the property. The property is heated by Fischer electric radiators.

REFERENCE

03052024/27329568/ELW



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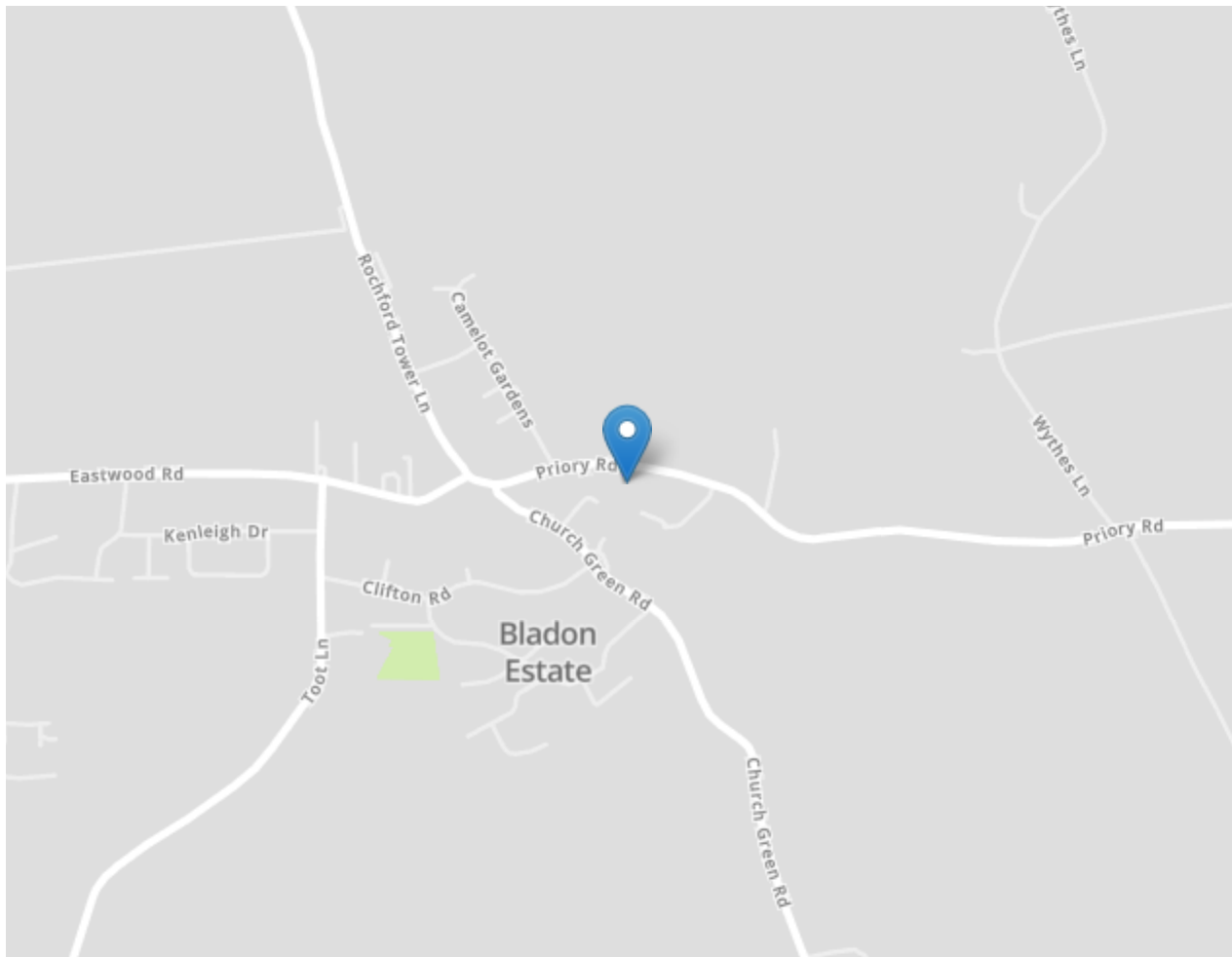
AGENT'S NOTES

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.

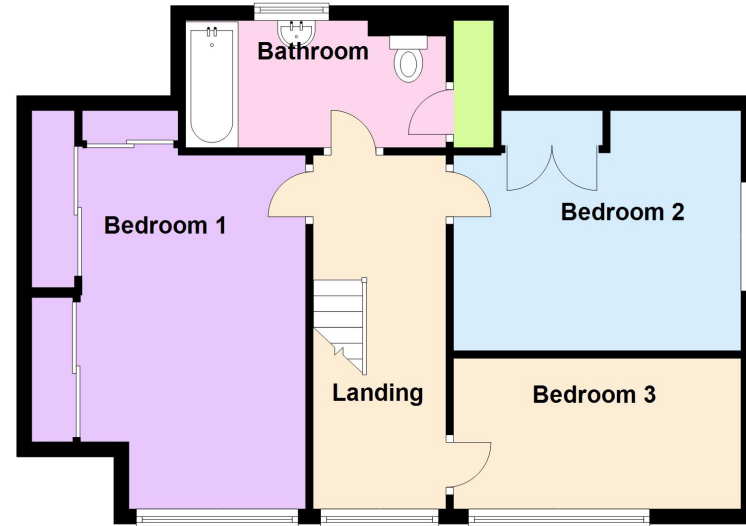


SHARMAN BURGESS

Ground Floor
Approx. 80.3 sq. metres (864.8 sq. feet)



First Floor
Approx. 54.1 sq. metres (582.9 sq. feet)



Total area: approx. 134.5 sq. metres (1447.7 sq. feet)



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