



**£79,950**

18 Lea Park Home Estate, Boston, Lincolnshire PE21 0LQ

**SHARMAN BURGESS**

**18 Lea Park Home Estate, Boston,  
Lincolnshire PE21 0LQ  
£79,950 Leasehold**

**ACCOMMODATION**

**KITCHEN**

14' 0" x 8' 2" (4.27m x 2.49m)

Having partially obscure glazed side entrance door, counter tops with stainless steel sink and drainer, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, space for additional standard height fridge or freezer, plumbing for washing machine, integrated waist height oven and grill, four ring gas hob, window to front elevation, extractor fan, radiator, two ceiling light points, concealed Worcester gas central heating boiler.

An extremely well presented three bedroomed detached park home suitable for 'Over 50's' only, benefitting from a driveway and a garden. Accommodation comprises a kitchen, lounge, dining room, three independent bedrooms and a bathroom. The property is served by LPG central heating and uPVC double glazing. The property is situated on a popular site close to Boston Town Centre and its amenities and is offered for sale with NO ONWARD CHAIN.



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### LOUNGE

18' 6" x 11' 3" (5.64m x 3.43m)

Having dual aspect windows, ceiling light point, radiator, TV aerial point, electric fireplace with fitted hearth and display surround, archway through to: -

### DINING ROOM

9' 6" x 8' 10" (2.90m x 2.69m)

Having side entrance door with glazed side panel, radiator, ceiling light point, door to: -

### INNER HALL

Having coved cornice, ceiling light point, wall mounted central heating thermostat.

### BEDROOM ONE

11' 9" x 9' 6" (3.58m x 2.90m)

Having window to side elevation, radiator, coved cornice, ceiling light point.

### BEDROOM TWO

9' 0" x 7' 7" (measurement taken to built-in wardrobes) (2.74m x 2.31m)

Having window to side elevation, radiator, coved cornice, ceiling light point, built-in wardrobes with mirror sliding doors and hanging rails and shelving within.

### BEDROOM THREE

9' 7" (maximum into recess) x 9' 0" (2.92m x 2.74m)

Having window to side elevation, radiator, ceiling light point, coved cornice.



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### **BATHROOM**

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath with wall mounted Triton mains fed shower above and concertina shower screen, radiator, heated towel rail, extractor fan, obscure glazed window to side elevation, ceiling light point.

### **EXTERIOR**

The property benefits from a driveway providing off road parking as well as a good sized garden, comprising a mixture of lawn, established flower and shrub borders and a paved seating area. The garden benefits from garden store and an approximate 6ft x 4ft glasshouse. The garden is served by outside lighting and is enclosed to the majority by a mixture of fencing and hedging.

### **SERVICES**

Mains water and electricity are connected to the property. The property is served by LPG central heating.

### **AGENTS NOTE**

Prospective purchasers should be aware that the property is situated on a park homes site and managed by R S Hill, with all potential purchasers requiring approval from site management. Prospective purchasers should be 50 plus years of age and have no more than 1 pet and 1 car. The vendor advises the agent that there is a monthly ground rent at the time of the brochure going to print of £194.88 payable every 4 weeks and this includes water rates and maintenance of communal areas and unadopted roadways.

### **REFERENCE**

07102025/29609167/PUT



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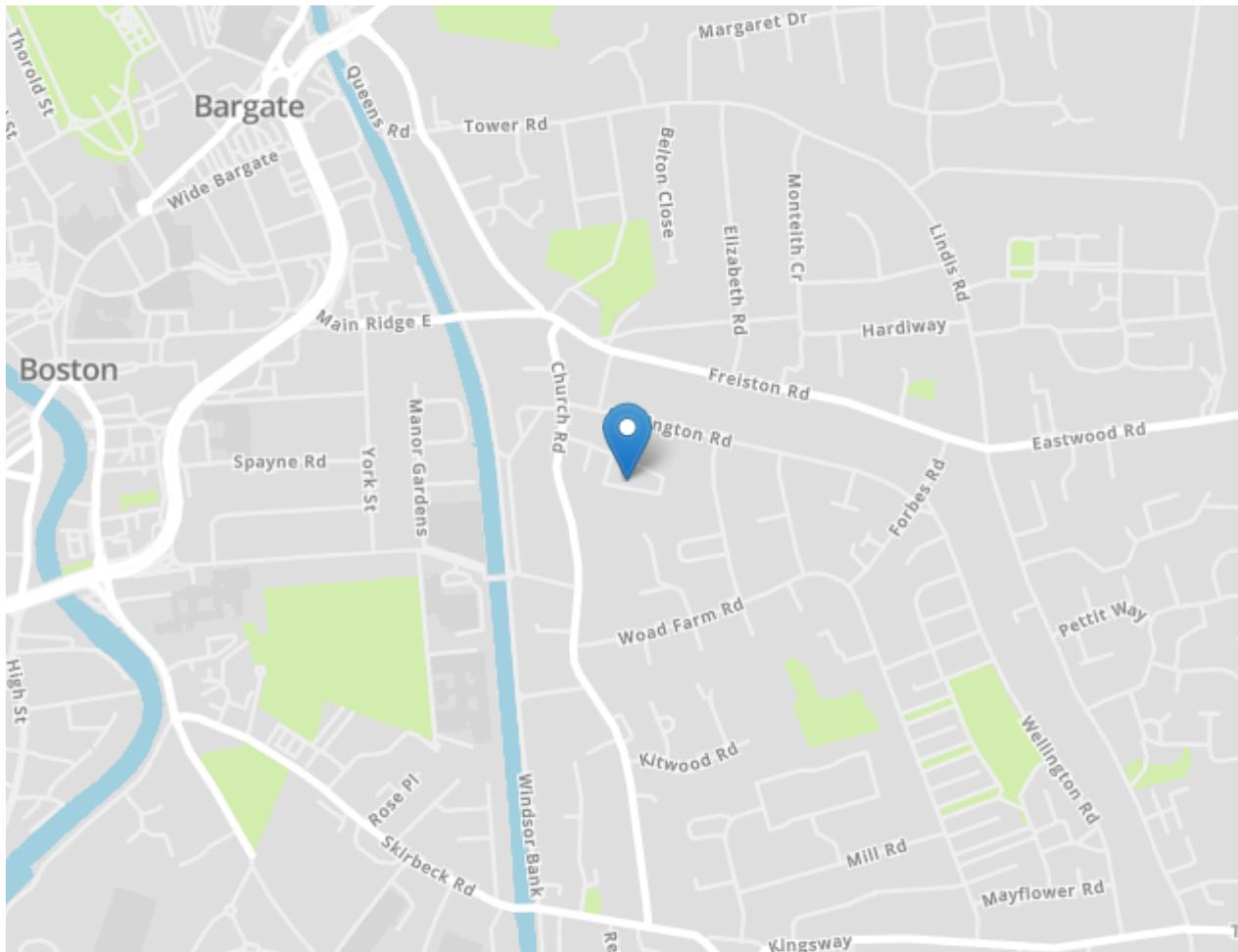
## AGENT'S NOTES

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.



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## Ground Floor

Approx. 72.7 sq. metres (782.2 sq. feet)



Total area: approx. 72.7 sq. metres (782.2 sq. feet)

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

