



£240,000

52 Welland Road, Boston, Lincolnshire PE21 7PS

SHARMAN BURGESS

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£240,000 Freehold

ACCOMMODATION

Having a front entrance door with window to side aspect leading into the entrance porch.

ENTRANCE PORCH

With tiled flooring, wall light point and entrance door leading through to the entrance hall.

ENTRANCE HALL

With radiator, telephone point, stairs rising to first floor landing, doors to lounge diner and kitchen.

LOUNGE DINER

As follows:-

Situated in a popular residential location on the outskirts of Boston, close to amenities this detached family home comprises an entrance porch, entrance hall, lounge diner, kitchen, five bedrooms to the first floor together with a shower room and family bathroom. Further benefits include an enclosed rear garden, off road parking and single garage.



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LOUNGE AREA

14' 11" x 12' 3" (4.55m x 3.73m)

With double glazed window to front aspect, radiator, TV aerial point, marble fireplace with gas fire and wooden mantle, opening through to the dining area.

DINING AREA

11' 5" x 9' 7" (3.48m x 2.92m)

With double glazed window to rear aspect and a radiator.

KITCHEN

12' 5" x 17' 8" (maximum measurement) (3.78m x 5.38m)

With a modern fitted kitchen comprising a range of wall and base level units, areas of work surfaces, stainless steel single bowl sink and drainer unit with mixer tap, space for cooker, space for double height fridge freezer, tiled flooring, under stairs cupboard, space and plumbing for automatic washing machine and dishwasher, space for condensing dryer, two double glazed windows to rear aspect, ceiling mounted spotlight, tiled walls and a door to side aspect.

FIRST FLOOR LANDING

With stairs rising from entrance hall, access to roof space, doors to all bedrooms, bathroom and shower room.

BEDROOM ONE

10' 10" x 14' 3" (3.30m x 4.34m)

With double glazed window to front aspect and a radiator.

BEDROOM TWO

12' 7" x 10' 11" (3.84m x 3.33m)

With exposed wooden flooring, radiator, double glazed window to rear aspect, fitted wardrobes and an airing cupboard.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

7' 7" x 12' 7" (2.31m x 3.84m)

With fitted wardrobe, double glazed window to front aspect and a radiator.

BEDROOM FOUR

7' 8" x 7' 6" (2.34m x 2.29m)

with double glazed window to rear aspect and a radiator.

BEDROOM FIVE

7' 7" x 7' 6" (2.31m x 2.29m)

With a double glazed window to front aspect and a radiator.

FAMILY BATHROOM

Being fitted with a three piece suite comprising a low level WC, pedestal wash hand basin, panelled bath with telephone style mixer tap with shower attachment over, partly tiled walls, radiator, double glazed window to rear aspect and wall mounted electric heater.

SHOWER ROOM

With a fitted shower cubicle with wall mounted shower and tiling within, extractor fan and coving to ceiling.

EXTERIOR

To the front of the property is an area of lawn and a concrete driveway which provides off road parking as well as vehicular access to the single garage. With side gate leading through to the rear garden.

SINGLE GARAGE

With up-and-over door.

REAR GARDEN

The rear garden is predominantly laid to lawn with borders containing a wide variety of flowers and young trees. The rear garden also benefits from a paved patio seating area and a green house. The garden is fully enclosed by timber fencing. Door from garden to outside WC.

OUTSIDE WC

With a low level WC and a wash hand basin.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

300322/MOH



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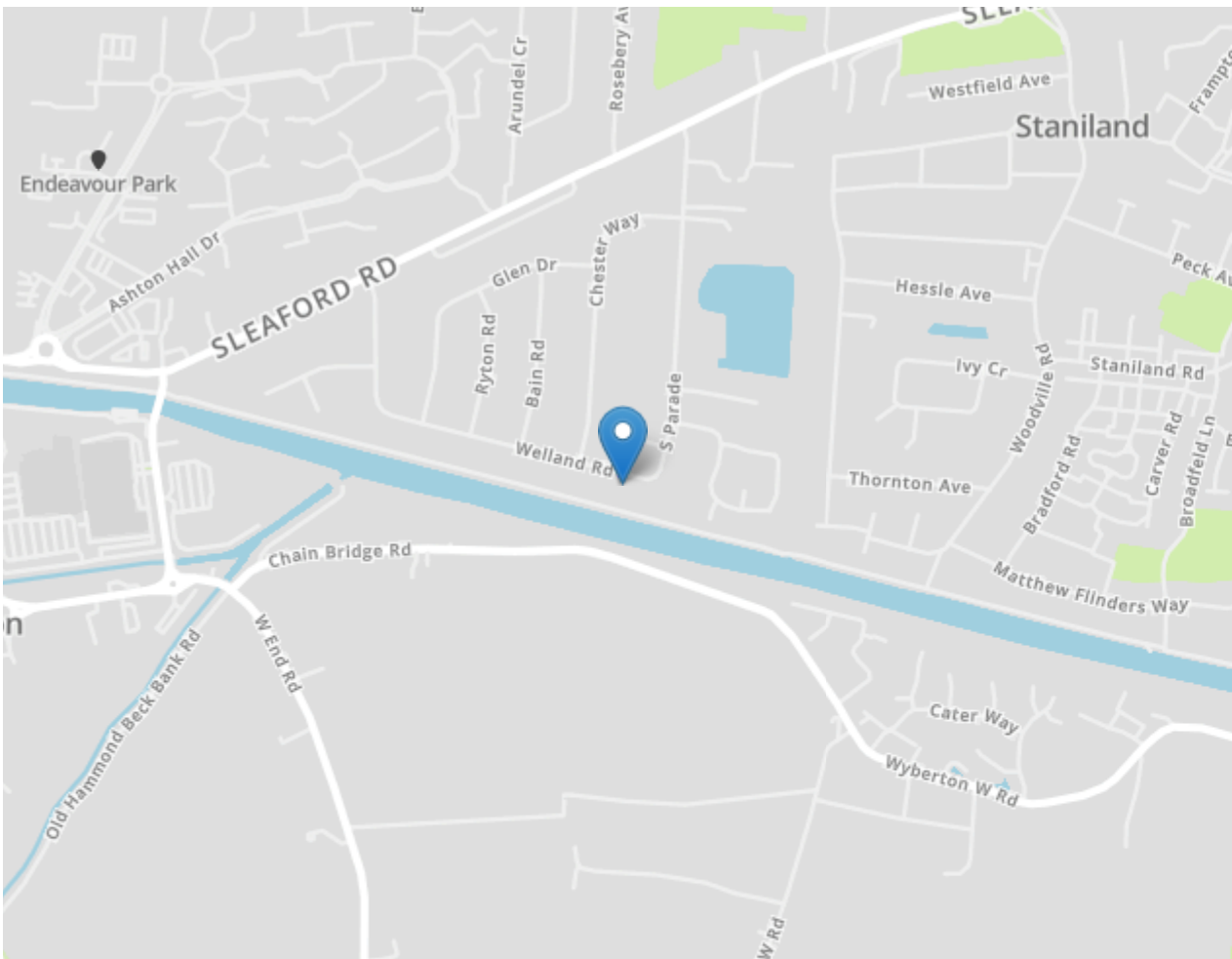
AGENT'S NOTES

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.

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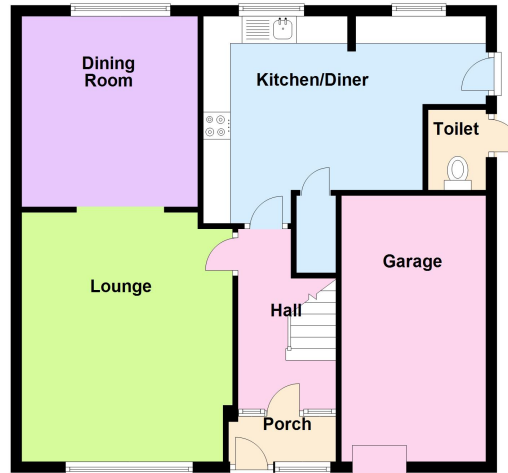
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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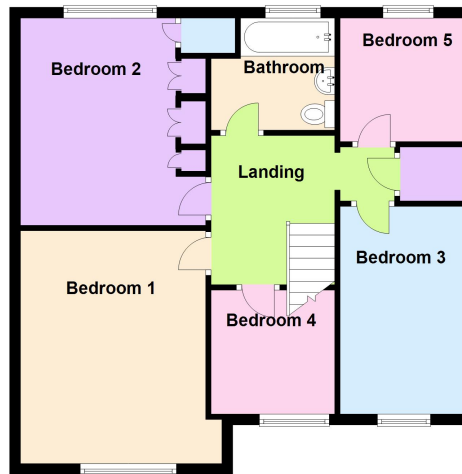
Ground Floor

Approx. 70.3 sq. metres (756.4 sq. feet)



First Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



Total area: approx. 133.5 sq. metres (1436.6 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| | | 60 | 74 |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |