



£159,950

44 Smalley Road, Fishtoft, Boston, Lincolnshire PE21 0NJ

SHARMAN BURGESS

**44 Smalley Road, Fishtoft, Boston,
Lincolnshire PE21 0NJ
£159,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed front entrance door, ceiling light point, door to: -

LOUNGE

16' 2" (maximum including staircase) x 11' 3" (4.93m x 3.43m)
Having window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, wall mounted central heating thermostat, dado rail, fireplace with fitted hearth and display surround and space for electric fire

An extremely well presented property with accommodation comprising an entrance porch, lounge, kitchen diner, brick and uPVC conservatory, three bedrooms arranged off the first floor landing together with a family bathroom. Further benefits include a driveway and single garage, gas central heating and an approximate south westerly facing rear garden.



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KITCHEN DINER

11' 3" (maximum) x 10' 2" (maximum) (3.43m x 3.10m)
Having roll edge work surfaces with tiled splashbacks and inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for standard height fridge or freezer, integrated electric oven and grill, four ring gas hob with fume extractor above, radiator, ceiling recessed lighting, window to rear aspect, glazed door through to: -

CONSERVATORY

11' 10" x 8' 2" (3.61m x 2.49m)
Of brick and uPVC double glazed construction with polycarbonate roof. Door leading to exterior, wall mounted lighting, power points.

FIRST FLOOR LANDING

Having dado rail, ceiling light point, access to roof space, window to front aspect, radiator.

BEDROOM ONE

11' 4" (maximum) x 10' 5" (maximum) (3.45m x 3.17m)
Having window to rear aspect, radiator, ceiling light point, wood effect laminate flooring, built-in wardrobe with hanging rail and shelving within.

BEDROOM TWO

11' 4" (maximum into dormer window) x 11' 3" (maximum) (3.45m x 3.43m)
Having window to front aspect, radiator, ceiling light point, additional ceiling recessed light.



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BEDROOM THREE

8' 10" (maximum) x 7' 5" (maximum) (2.69m x 2.26m)

Having window to rear aspect, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted electric shower above, pedestal wash hand basin, WC, tiled splashbacks, dado rail, radiator, ceiling recessed lighting, extractor fan, obscure glazed window to front aspect.

EXTERIOR

To the front, the property benefits from a dropped kerb which leads a tarmac driveway providing off road parking as well as vehicular access to the garage. The front garden is laid to lawn.

GARAGE

17' 10" x 8' 4" (5.44m x 2.54m)

Having up and over door, served by power and lighting, electric fuse box, personnel door to garden, wall mounted Worcester combination gas central heating boiler.

The rear garden is laid to a mixture of paved patio and lawned sections with slate and gravelled borders. The garden is fully enclosed by fencing.

SERVICES

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

REFERENCE

10042024/27516142/BAI



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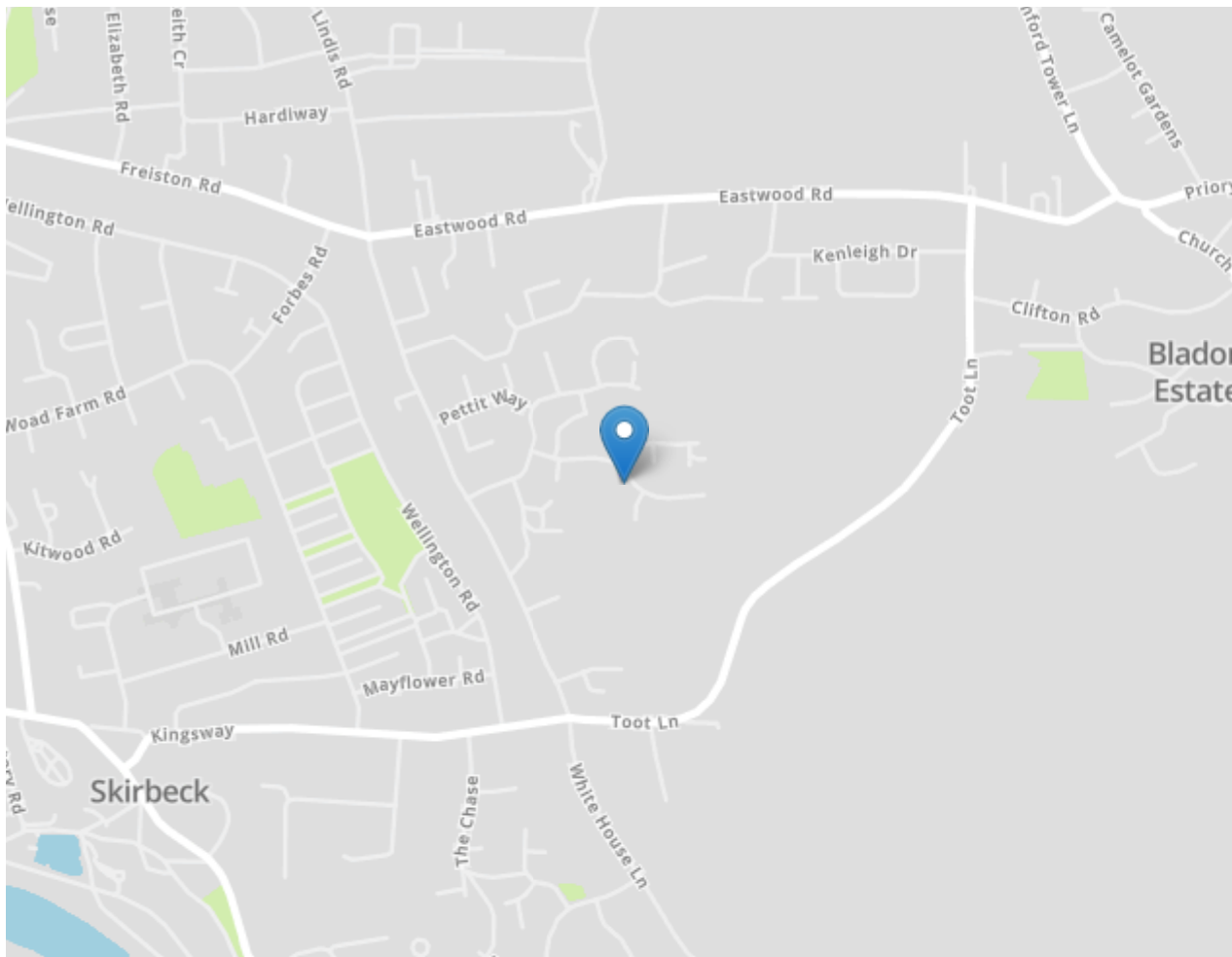
AGENT'S NOTES

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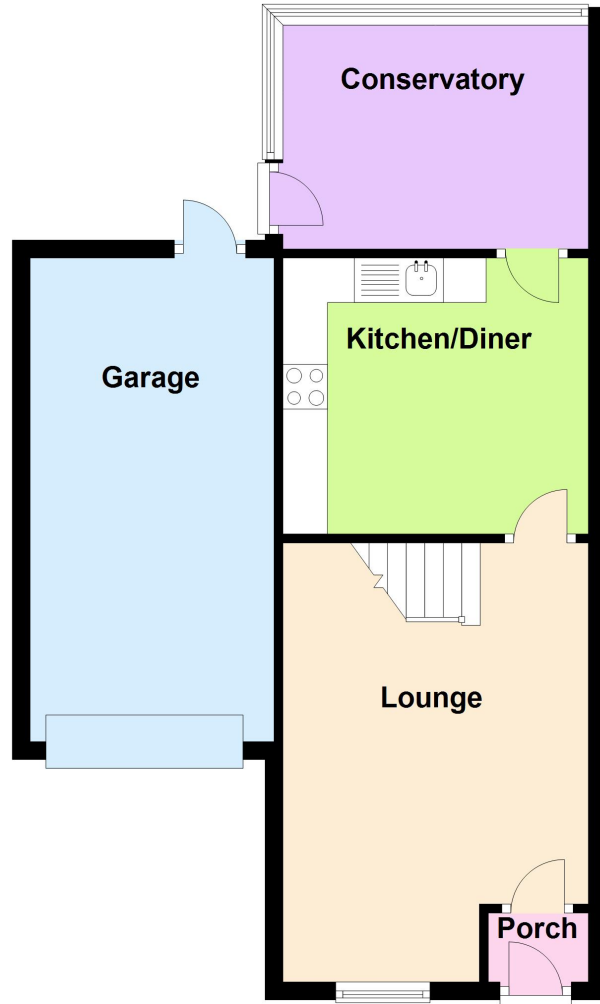
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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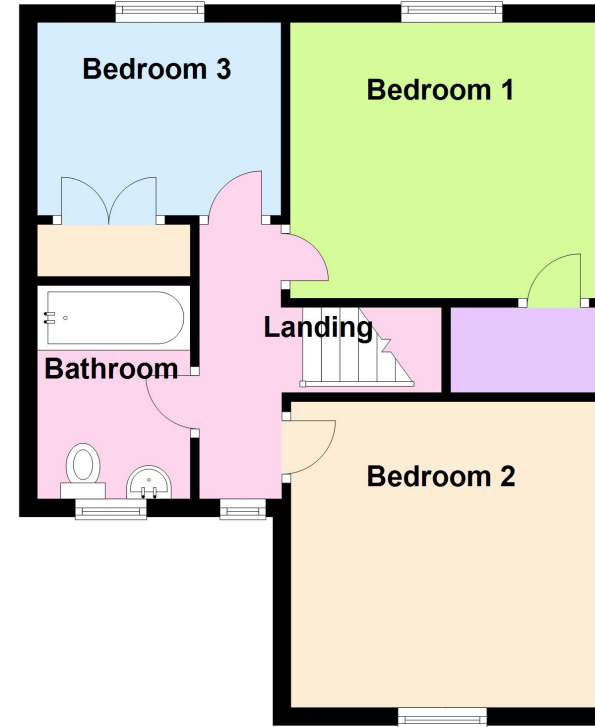
Ground Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Total area: approx. 93.8 sq. metres (1009.9 sq. feet)

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