



£340,000

5 Allington Garden, Boston, Lincolnshire PE21 9DW

SHARMAN BURGESS

**5 Allington Garden, Boston, Lincolnshire
PE21 9DW
£340,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

With double front entrance doors, tiled floor, further obscure glazed door leading into the:-

ENTRANCE HALL

With wood effect laminate flooring, radiator, coved cornice, ceiling recessed lighting, wall mounted central heating thermostat, door to:-

OPEN PLAN LIVING AREA & KITCHEN

An undoubted feature of this property is this large open plan living space with kitchen set out in two distinct areas as follows:-

A highly deceptive detached property with a fantastic large open plan living area with log burner and open plan kitchen arranged off, having been extended and improved significantly by the current vendors. The accommodation comprises an entrance hall, large living room with 12kw log burner and open plan kitchen with large central island, utility room, separate lounge and a ground floor bathroom. The property is served by three bedrooms, one of which is located on the ground floor, with bedroom one being approximately 25ft in length. The chalet style bungalow is situated in one of Boston's most sought after areas within close proximity of Boston High School and the Pilgrim Hospital. Further benefits include a single garage, gas central heating and large gardens extending to the rear with sheltered bar area included.



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LIVING AREA

29' 0" (maximum measurement including staircase) x 14' 8" (maximum measurement) (8.84m x 4.47m)

Having Oak flooring, coved cornice, ceiling mounted lighting, TV aerial point, wiring for Sky TV, large log burner situated on a granite hearth with stainless steel panel behind, window to side aspect, French doors with windows to either side leading to the rear garden and decked seating area, open plan through to: -

KITCHEN AREA

17' 8" (maximum approximate measurement) x 13' 0" (5.38m x 3.96m)

This large well appointed kitchen comprises counter tops with stainless steel one and a half bowl sink and drainer unit with mixer tap, range of base level storage units with LED kickboard lighting, further range of fitted units housing integrated appliances including twin oven and grills, integrated microwave oven and coffee machine, integrated dishwasher, space for American style fridge freezer, five ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor above. Additional large central island with Oak work surface and base units beneath including drawer units and seating for approximately four people. Tiled flooring, ceiling recessed lighting, coved cornice, window to rear aspect, obscure glazed entrance door.



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UTILITY ROOM

11' 9" x 8' 2" (3.58m x 2.49m)

Having counter top with plumbing for automatic washing machine beneath and space for tumble dryer, obscure glazed window, coved cornice, ceiling recessed lighting, wall mounted coat hooks and tiled floor.

LOUNGE

16' 0" (maximum measurement) x 12' 0" (including chimney breast) (4.88m x 3.66m)

With coved cornice, ceiling recessed lighting, radiator, bow window to front aspect, additional window to side aspect, living flame fireplace with fitted hearth, inset and display surround.

BEDROOM TWO (GROUND FLOOR)

12' 0" x 11' 5" (3.66m x 3.48m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM (GROUND FLOOR)

11' 9" x 8' 2" (3.58m x 2.49m)

A well appointed bathroom comprising twin wash hand basins with mixer taps and base level storage beneath and also to the left hand side. Panelled bath with mixer tap and hand held shower attachment, push button WC, shower cubicle with wall mounted mains fed shower and shower attachment within. Heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window to side aspect.

FIRST FLOOR LANDING

With built-in storage and ceiling recessed lighting.



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BEDROOM ONE

25' 3" (maximum measurement) x 14' 10" (maximum measurement with reduced head height) (7.70m x 4.52m)
With Velux window to side aspect, French doors with Juliet balcony to the rear aspect, into eaves storage, radiator, ceiling recessed lighting. The vendor has informed the agent that both hot and cold piping for the addition of an en-suite facility is situated within the eaves should potential purchasers wish to add this.

BEDROOM THREE

14' 8" x 12' 5" (4.47m x 3.78m) (both maximum measurements)
With Keylite roof window to side aspect, radiator, ceiling recessed lighting, wall mounted digital central heating timer, airing cupboard housing the hot water cylinder.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which is block paved to the majority and provides off road parking and hardstanding. There is also a further gravelled section. The driveway provides vehicular access to the single garage.

SINGLE GARAGE

With up and over door, served by power and lighting, housing the gas central heating boiler and electric consumer unit. Personnel doors leading to the rear garden.



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REAR GARDEN

The rear garden benefits from a further block paved area with polycarbonate shelter above giving access to the rear entrance door which leads into the kitchen. The property has well maintained and sizeable gardens initially comprising a large entertaining area with decked seating space, leading to a further block paved and covered bar area with fitted bar which is to be included within the sale. The majority of the garden is laid to lawn and extends to the rear, with beds and borders containing a variety of plants and shrubs. There is a further raised block seating area and a sunken Koi pond with decking and lighting situated towards the rear. Within the garden area a variety of timber storage sheds which are to be included within the sale as well as a log store and a greenhouse.

SERVICES

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

REFERENCE

03012023/REV



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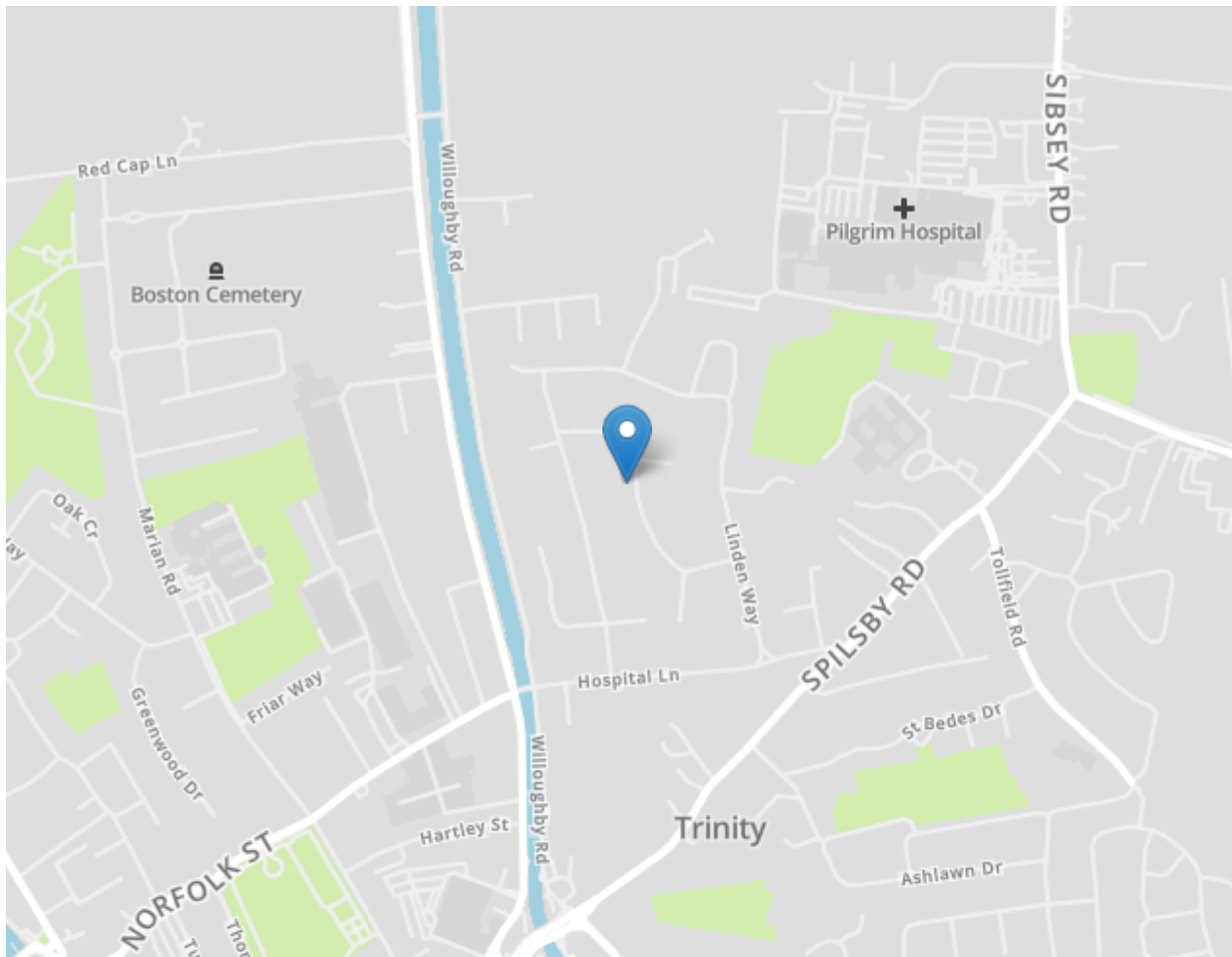
AGENT'S NOTES

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.

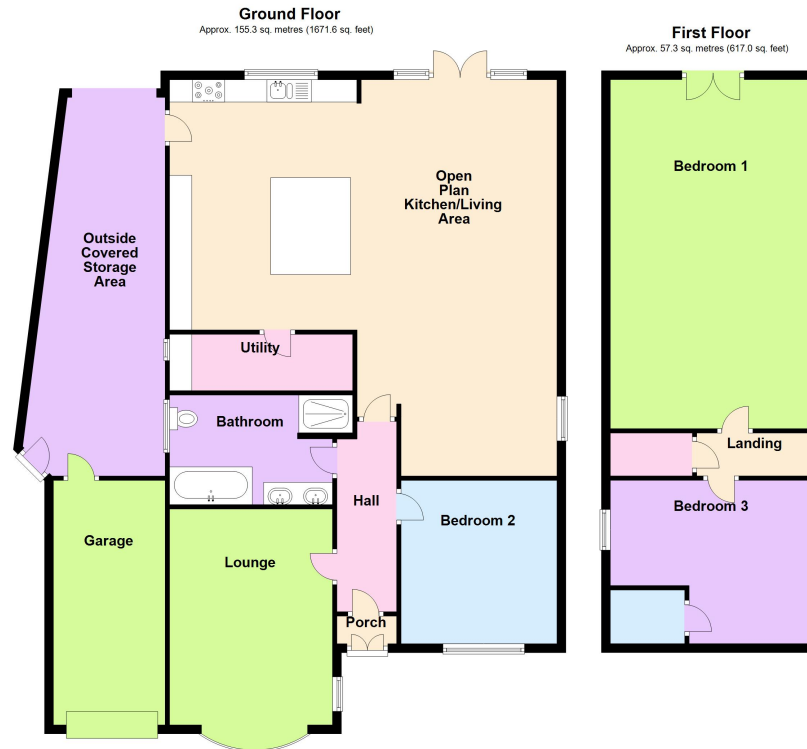
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



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Total area: approx. 212.6 sq. metres (2288.6 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>			
		72	81
England, Scotland & Wales			
		EU Directive 2002/91/EC	