



£365,000

34 Linden Way, Boston, Lincolnshire PE21 9DS

SHARMAN BURGESS

**34 Linden Way, Boston, Lincolnshire
PE21 9DS
£365,000 Freehold**

ACCOMMODATION

RECEPTION HALL

16' 5" (maximum) x 11' 5" (maximum) (5.00m x 3.48m)

With front entrance door, obscure glazed dual aspect windows, radiator, coved cornice, ceiling light point, wall mounted cupboard housing the electric fuse box.

INNER HALLWAY

With radiator, staircase leading off, partially obscure glazed door leading outside.

A detached four bedroomed property situated in one of the area's most desirable addresses within close proximity of Boston High School and the Pilgrim Hospital. The accommodation is superbly presented throughout and comprises a spacious reception hall with ample space to double as an office area if required, inner hallway, breakfast kitchen with central island, side entrance utility, lounge with open fireplace, sunroom, as well as a dining room/study. The four double bedrooms are arranged off a spacious first floor landing and there is a modern bathroom with separate WC. Further benefits include an approximate south westerly facing rear garden with generous sized patio, driveway providing ample parking, gas central heating and uPVC double glazing.



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GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with mixer tap and tiled splashback and vanity unit beneath, push button WC, radiator, obscure glazed window, ceiling light point.

DINING ROOM/OFFICE

14' 0" (maximum) x 11' 11" (maximum) (4.27m x 3.63m)
Having dual aspect windows, radiator, ceiling light point.

LOUNGE

14' 0" (maximum) x 18' 1" (maximum into bay window) (4.27m x 5.51m)
Having a feature bay window overlooking the garden, two radiators, wall mounted lighting, TV aerial point with wiring for Sky TV, feature fitted open fireplace with decorative tiled inset and hearth and display surround, double doors through to: -

SUN ROOM

16' 2" x 12' 0" (4.93m x 3.66m)
Of brick and uPVC construction with solid roof. With French doors leading into the garden, radiator, power points.



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BREAKFAST KITCHEN

21' 4" (maximum) x 11' 11" (maximum) (6.50m x 3.63m)

Having countertops with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, larder style units, drawer units, central island providing breakfast bar and additional storage, integrated fridge, Smeg range cooker with double oven and five ring hob (included within the sale), French doors leading to the garden, window to side aspect, ceiling recessed lighting, radiator, original wall mounted service bells. Walk-in pantry with shelving, obscure glazed window and light point within.

SIDE ENTRANCE UTILITY

10' 9" x 6' 1" (3.28m x 1.85m)

Having countertop with base level units beneath, additional wall mounted units, plumbing for automatic washing machine, plumbing for dishwasher, space for twin height fridge freezer, obscure glazed entrance door and window to front aspect, window and obscure glazed entrance door to rear aspect, polycarbonate roof, wall mounted lighting, wall mounted coat hooks.

FIRST FLOOR LANDING

With window, access to loft space, ceiling light point, additional wall light points, boiler cupboard with slatted linen shelving.

BEDROOM ONE

14' 0" (maximum) x 18' 1" (maximum into bay window) (4.27m x 5.51m)

With bay window to rear aspect, additional window to side aspect, radiator, ceiling light point.



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BEDROOM TWO

14' 0" x 12' 0" (4.27m x 3.66m)

With dual aspect windows, radiator, ceiling light point.

BEDROOM THREE

12' 0" x 12' 0" (3.66m x 3.66m)

With window, radiator, ceiling light point, built-in double wardrobe with hanging rail within.

BEDROOM FOUR

11' 0" (maximum) x 9' 5" (maximum including built-in wardrobe)
(3.35m x 2.87m)

With window, radiator, ceiling light point, built-in wardrobes with shelving within and overhead storage lockers.

BATHROOM

8' 1" (maximum) x 6' 10" (maximum) (2.46m x 2.08m)

With large wash hand basin with mixer tap and drawers beneath and fitted storage to the side, wall mounted mirror, L-shaped bath with wall mounted mains shower above and fitted shower screen, tiled splashbacks, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window.

SEPARATE WC

With push button WC, obscure glazed window, ceiling light point.

EXTERIOR

To the front, the property has a dropped kerb leading to a granite gravelled driveway providing hardstanding and off-road parking.



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REAR GARDEN

To the rear, the garden benefits from an approximate south-westerly facing aspect, initially having an Indian sandstone raised patio providing an ideal seating area, leading to a predominantly lawned garden with well-stocked beds and borders containing plants and shrubs, including a feature fir tree and magnolia. The garden is fully enclosed with fencing, served by an outside tap, outside lighting, and includes a metal storage unit positioned in the rear left-hand corner.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

03042026/30179325/GIB



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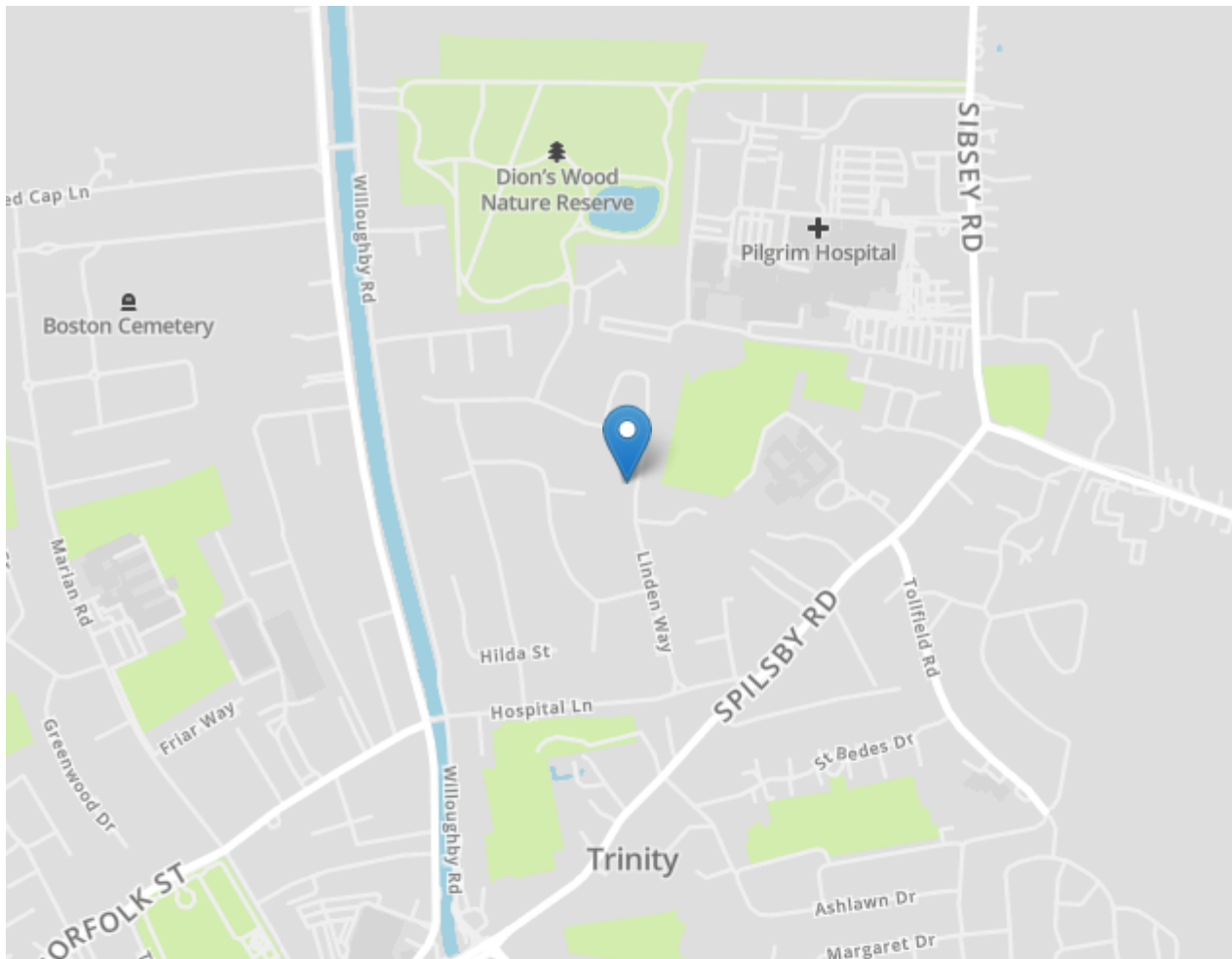
AGENT'S NOTES

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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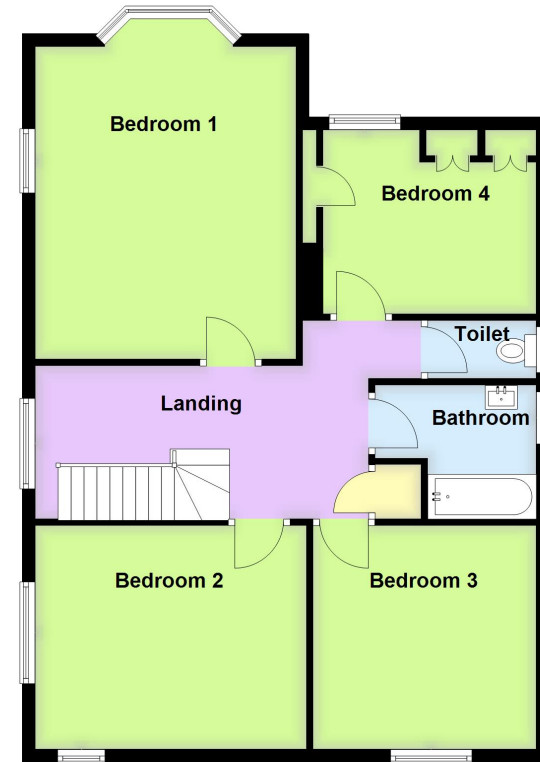
Ground Floor

Approx. 108.0 sq. metres (1162.3 sq. feet)



First Floor

Approx. 81.6 sq. metres (877.9 sq. feet)



Total area: approx. 189.5 sq. metres (2040.2 sq. feet)

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