



£229,950

The Ivy, Sleaford Road, Boston, Lincolnshire PE21 8EU

SHARMAN BURGESS



A fantastic opportunity to purchase a brand new residence situated on one of Boston's most popular roads. The property offers a large open plan family sized lounge with bi-fold doors, modern fully fitted kitchen and a downstairs cloakroom. To the first floor are three bedrooms, a family bathroom and an en-suite. The developer has made the agent aware that the property is to be finished to a high standard and will have allocated parking and an enclosed lawned garden to the rear with a paved patio seating area.

ACCOMMODATION

ENTRANCE HALL

15' 8" (maximum including staircase) x 6' 7" (4.78m x 2.01m) (approximate measurements)
Having a staircase leading to the first floor.

DOWNSTAIRS CLOAKROOM

To be fitted with a two piece suite.

LARGE LOUNGE DINER

21' 8" x 21' 6" (6.60m x 6.55m) (approximate maximum measurements)
To be fitted with a set of bi-fold doors to the rear opening out to the garden and a window to the side aspect.

KITCHEN

14' 8" x 11' 9" (4.47m x 3.58m) (approximate measurements)
Having a window to the front aspect and to be fitted with a contemporary style modern kitchen.

STAIRS AND FIRST FLOOR LANDING

BEDROOM ONE

17' 2" x 12' 9" (5.23m x 3.89m) (maximum measurements)
Having a window to the rear aspect.

EN-SUITE

To be fitted with a three piece suite comprising wash hand basin, wc and shower cubicle. Obscure glazed window to the side aspect.

BEDROOM TWO

21' 8" (maximum) x 10' 3" (6.60m x 3.12m)
Having a window to the front aspect.

BEDROOM THREE

13' 6" x 8' 7" (4.11m x 2.62m)
Having a window to the rear aspect.

FAMILY BATHROOM

To be fitted with a contemporary, modern three piece suite comprising wash hand basin, wc and a bath.

EXTERIOR

The property will benefit from allocated parking.

To the rear there will be a paved patio seating area leading to a garden which will be laid to lawn and fully enclosed.

AGENT'S NOTE

Prospective purchasers should be aware that all measurements are approximate and were taken before plaster boarding and plastering had taken place. Measurements will be updated accordingly as the build progresses in the future. Any further queries with regard to the property's current stage of construction or finish are welcomed by the selling agent. All CGI images used in marketing are for illustrative purposes only.

REFERENCE

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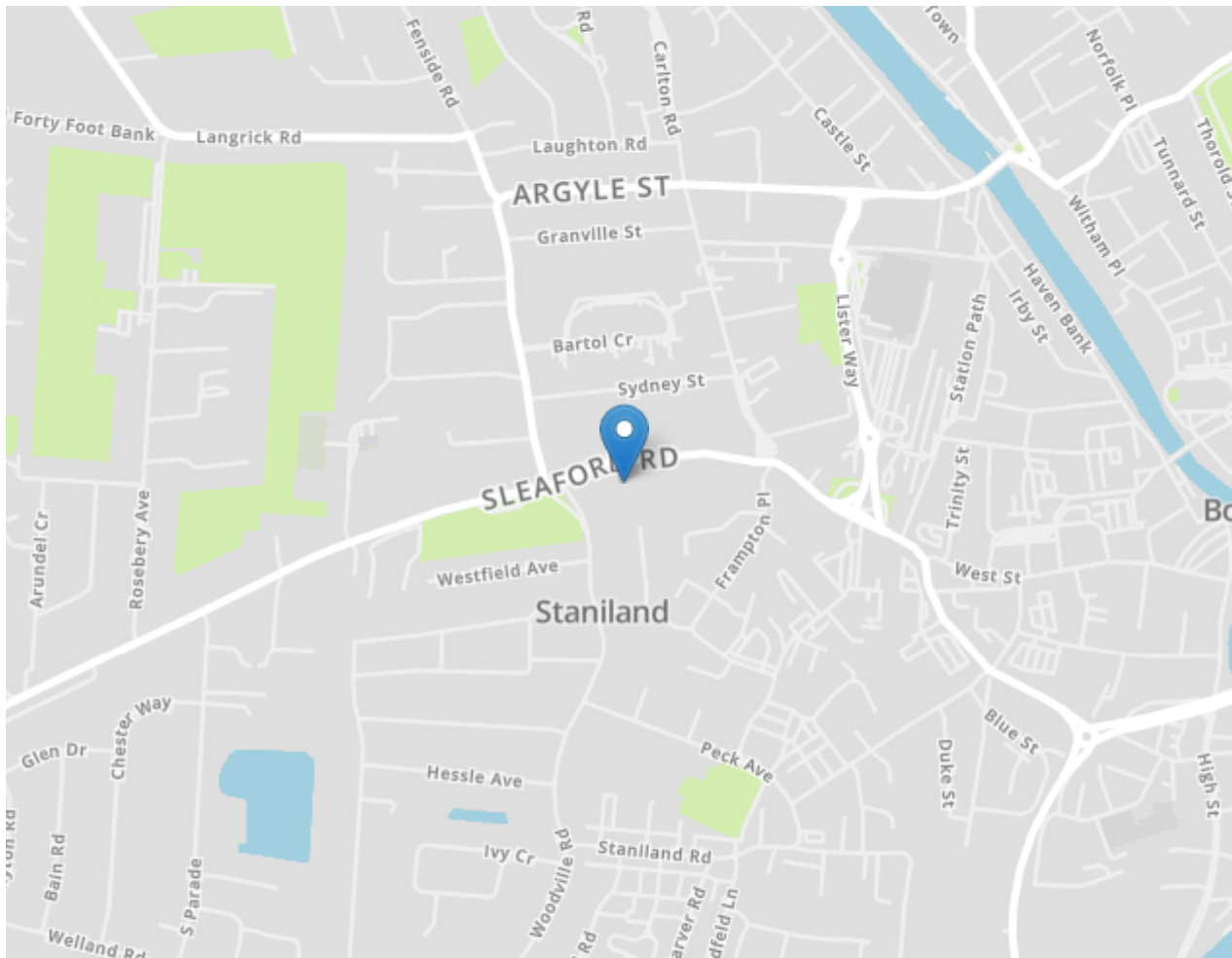
AGENT'S NOTES

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.



SHARMAN BURGESS

FIRST FLOOR PLAN

GROUND FLOOR PLAN

SITE PLAN

D.P.D. PROPERTY DEVELOPMENT

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Sleaford Road, Boston, Lincs

Ground Floor
Approx. 65.7 sq. metres (707.1 sq. feet)

Lounge

Kitchen/Diner

Hallway

WC

First Floor
Approx. 65.8 sq. metres (708.2 sq. feet)

Bedroom 3

Bedroom 1

Bedroom 2

Landing

Bathroom

En-suite

Total area: approx. 131.5 sq. metres (1415.4 sq. feet)



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