



£270,000

18 Linden Way, Boston, Lincolnshire PE21 9DY

SHARMAN BURGESS

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£270,000 Freehold

ACCOMMODATION

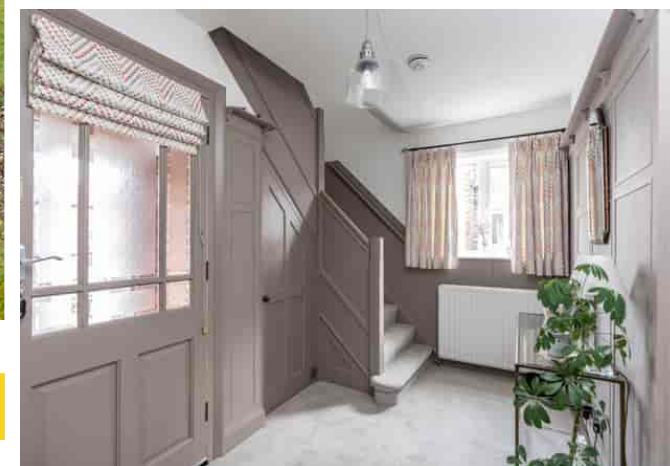
ENTRANCE PORCH

Having glazed double entrance doors, obscure glazed door through to: -

INNER HALLWAY

Having staircase leading off, under stairs storage cupboard, window to side elevation, ceiling light point, radiator, wall mounted digital central heating thermostat

A semi-detached property situated in one of Boston's most sought after residential addresses within close proximity to the Pilgrim Hospital. The substantial property benefits from accommodation comprising an entrance porch, inner hallway, dining room, sitting room, breakfast kitchen, utility room, ground floor cloakroom, conservatory, three large double bedrooms to the first floor and a modern family bathroom. Further benefits include a driveway, single garage, gas central heating and approximate south westerly facing rear garden.



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DINING ROOM

12' 0" (maximum including chimney breast) x 13' 11" (maximum into bay window) (3.66m x 4.24m)
Having feature bay window to front elevation, exposed wooden floor, radiator, picture rail, ceiling light point, feature open fireplace with fitted hearth and decorative tiled inset, cast iron surround and display mantle above. To either side of the chimney breast are built-in storage cabinets with drawers.

SITTING ROOM

13' 5" x 12' 0" (maximum including chimney breast) (4.09m x 3.66m)
Having two windows to rear elevation, exposed wooden floor, radiator, picture rail, ceiling light point, TV aerial point, door through to conservatory, living flame coal effect gas fireplace with decorative tiled inset, tiled hearth and cast iron surround.

BREAKFAST KITCHEN

14' 1" (maximum) x 10' 11" (maximum) (4.29m x 3.33m)
Having counter tops with inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated double oven and grill, four ring gas hob with with fume extractor above, integrated fridge, dual aspect windows, tiled floor, radiator, ceiling light point.

INNER LOBBY

Having tiled floor, door to: -



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GROUND FLOOR CLOAKROOM

Having tiled floor, radiator, window to side elevation, gas meter, ceiling light point, corner wash hand basin with mixer tap and tiled splashback, push button WC.

UTILITY ROOM

8' 9" x 4' 9" (2.67m x 1.45m)

Having counter top with base level storage unit beneath, fitted larder style unit, plumbing for automatic washing machine, space for standard height fridge or freezer, tiled floor, window to rear elevation, ceiling light point, water softener, wall mounted glow worm combination gas central heating boiler.

CONSERVATORY

13' 8" x 8' 2" (4.17m x 2.49m)

Having tiled floor, wall mounted electric heater, windows to rear elevation overlooking the garden, door leading out to the rear garden, obscure glazed windows to side elevation, ceiling light point, polycarbonate roof, served by power.

FIRST FLOOR LANDING

Having window to front elevation, radiator, ceiling light point, access to loft space, built-in linen cupboard with slatted linen shelving within.

BEDROOM ONE

13' 6" x 12' 0" (maximum including chimney breast) (4.11m x 3.66m)

Having window to rear elevation, radiator, picture rail, ceiling light point.



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BEDROOM TWO

12' 0" (maximum) x 11' 1" (3.66m x 3.38m)

Having window to front elevation, radiator, picture rail, ceiling light point.

BEDROOM THREE

11' 0" x 9' 9" (3.35m x 2.97m)

Having window to rear elevation, radiator, picture rail, ceiling light point, built-in wardrobes with hanging rails and shelving within and overhead storage lockers.

FAMILY BATHROOM

7' 7" (maximum) x 7' 7" (maximum) (2.31m x 2.31m)

Being fitted with a modern suite comprising wash hand basin with mixer tap, push button WC, panelled bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, extended tiled splashbacks, tiled floor, heated towel rail, obscure glazed window to side elevation, ceiling light point, radiator.

EXTERIOR

To the front, the property is approached over a driveway which extends to the left hand side of the property and provides off road parking and hardstanding. There is a low level wall to the front boundary and established plant and shrub border.

DETACHED GARAGE

Having double doors, served by power and lighting, window to side elevation.



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REAR GARDEN

Benefitting from a pleasant approximate south westerly facing aspect and being initially laid to a paved patio seating are providing entertaining space, served by lighting and outside tap. The remainder of the garden is predominantly laid a shaped lawn with well stocked flower and shrub borders. The garden is enclosed by fencing and houses a timber lean-to garden shed (included in the sale).

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

04032025/28791123/REY



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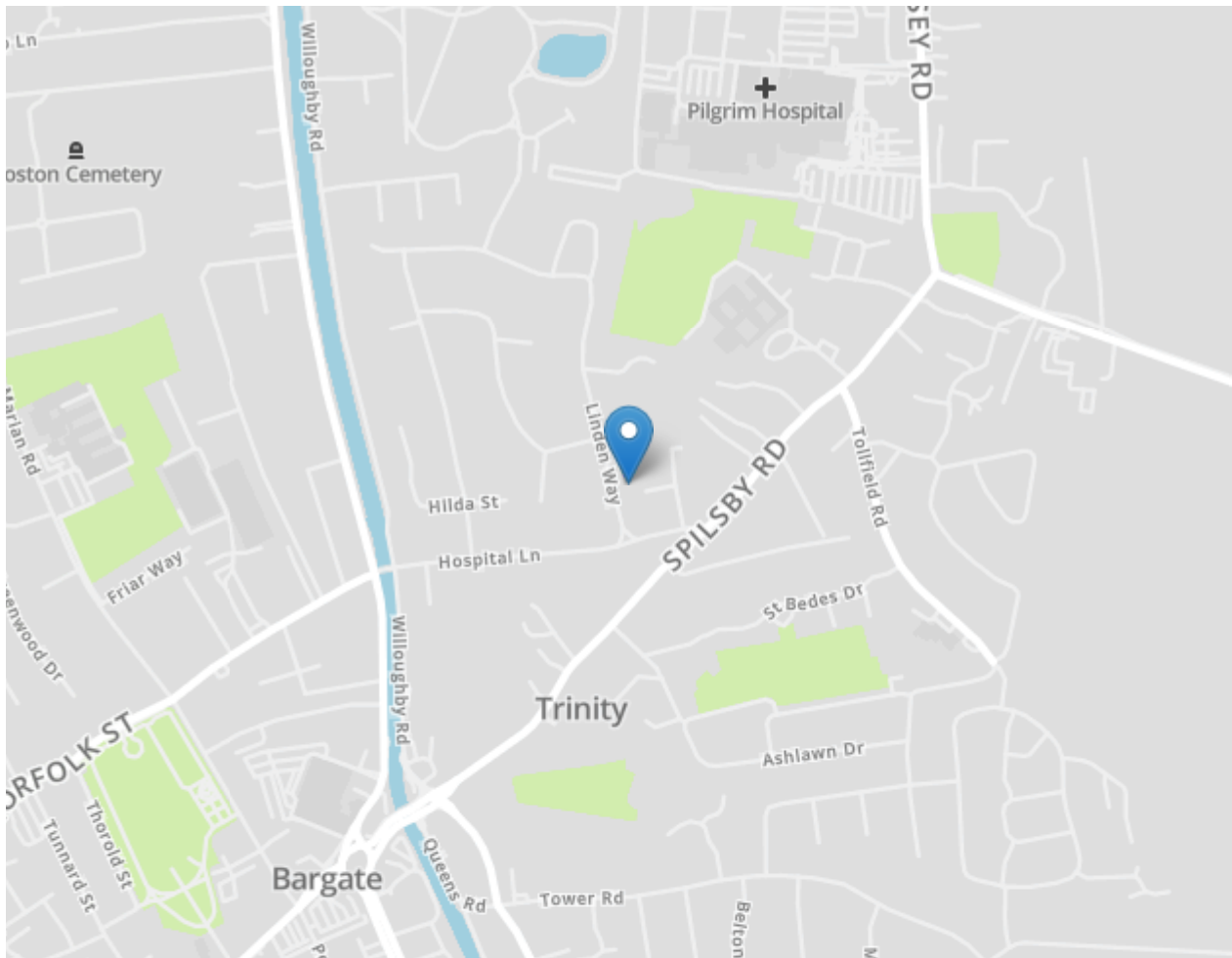
AGENT'S NOTES

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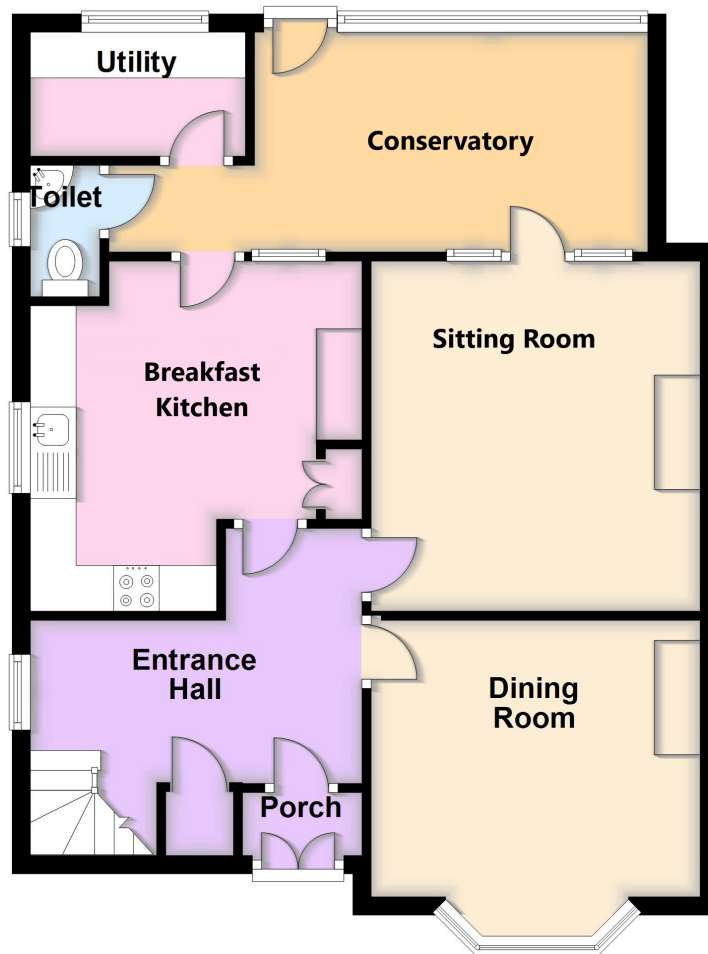
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 66.5 sq. metres (715.5 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



Total area: approx. 115.8 sq. metres (1246.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		