



**£269,950**

14 Tudor Drive, Boston PE21 9PB

**SHARMAN BURGESS**

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**£269,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, radiator, dado rail, coved cornice, ceiling light point, staircase leading off, wood effect laminate flooring.

**LOUNGE**

16' 2" (maximum into bay window) x 11' 3" (maximum) (4.93m x 3.43m)

Having window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, electric fireplace with fitted inset and hearth and display surround, wood effect laminate flooring.

A detached family home having undergone improvements by the current Vendors to provide ground floor accommodation comprising an entrance hall, utility room, ground floor shower room, large kitchen diner, lounge, four bedrooms arranged off a first floor landing with bedroom one having a three piece en-suite and there is also a family bathroom. The property benefits from a driveway, an approximately westerly facing rear garden and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**



#### **KITCHEN DINER**

23' 7" x 11' 8" (7.19m x 3.56m)

Being fitted with areas of work surface with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for America style fridge freezer, integrated dishwasher, integrated four ring Neff hob with fume extractor above, built-in waist height Neff double oven and grill, concealed central heating boiler, window to rear aspect, two radiators, coved cornice, ceiling recessed lighting to kitchen area, ceiling light point to dining area, under stairs storage cupboard, sliding patio doors leading to the rear garden.

#### **GROUND FLOOR SHOWER ROOM**

Being fitted with a three piece suite comprising WC, wash hand basin, shower cubicle with wall mounted mains fed shower and fitted shower screen and tiling within, fully tiled walls, obscure glazed window to side aspect, extractor fan, ceiling light point, radiator.

#### **UTILITY ROOM**

11' 4" (maximum) x 7' 9" (maximum) (3.45m x 2.36m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, matching eye level wall units, built-in larder style unit, plumbing for automatic washing machine, space for condensing tumble dryer, obscure glazed side entrance door, coved cornice, ceiling light point, radiator.

#### **FIRST FLOOR LANDING**

Having window to side aspect, access to roof space, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

#### **BEDROOM ONE**

10' 7" (maximum) x 11' 6" (maximum) (3.23m x 3.51m)

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



**SHARMAN  
BURGESS** Est 1996

#### **EN-SUITE SHOWER ROOM**

Having push button WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted Aqualisa electric shower and tiling within and bi-fold shower screen, tiled floor, fully tiled walls, coved cornice, ceiling recessed lighting, obscure glazed window to side aspect, electric shaver point, heated towel rail.

#### **BEDROOM TWO**

12' 7" (maximum) x 7' 5" (3.84m x 2.26m)

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

#### **BEDROOM THREE**

11' 10" (maximum) x 8' 10" (maximum) (3.61m x 2.69m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

#### **BEDROOM FOUR**

7' 1" x 8' 10" (2.16m x 2.69m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

#### **FAMILY BATHROOM**

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and concertina shower screen, radiator, coved cornice, ceiling recessed lighting, obscure glazed window, tiled floor, fully tiled walls.

#### **EXTERIOR**

To the front, the property is approached over a dropped kerb leading to a tarmac driveway which provides off road parking. Paved access leads to the front entrance and there is also a lawned front garden.

#### **STORAGE AREA**

8' 6" x 4' 3" (2.59m x 1.30m)

With up and over door.

#### **REAR GARDEN**

Enjoying a pleasant, approximately westerly facing aspect and initially comprising a paved patio seating area with retractable canopy above the patio doors. The remainder of the garden is predominantly laid to lawn and benefits from flower and shrub borders. To the rear left hand corner of the garden is a paved hardstanding area for a garden shed. The garden is fully enclosed by fencing and served by external lighting.

#### **SERVICES**

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

#### **REFERENCE**

16082024/27758535/AND



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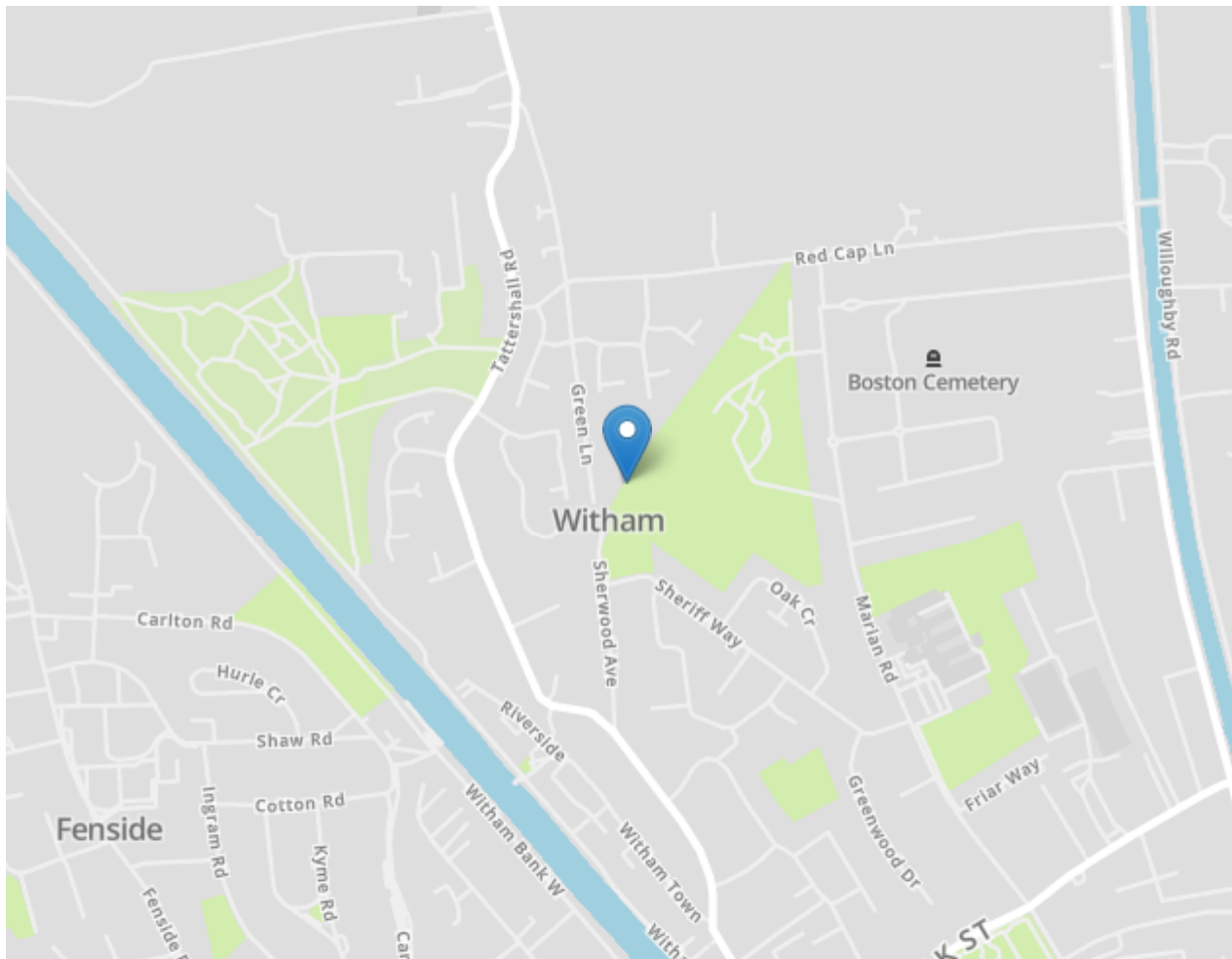
## AGENT'S NOTES

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.

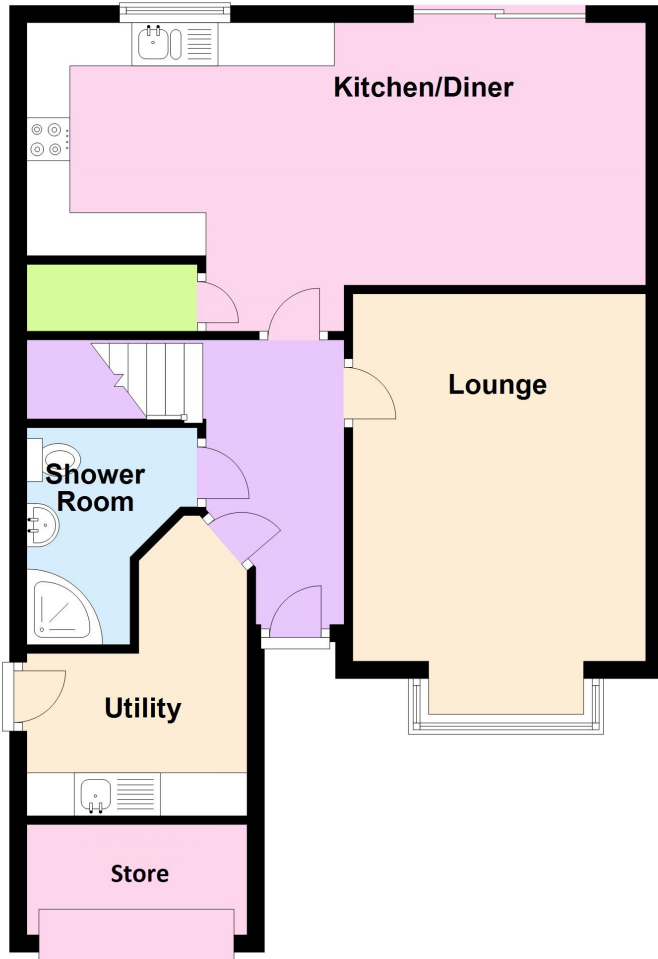
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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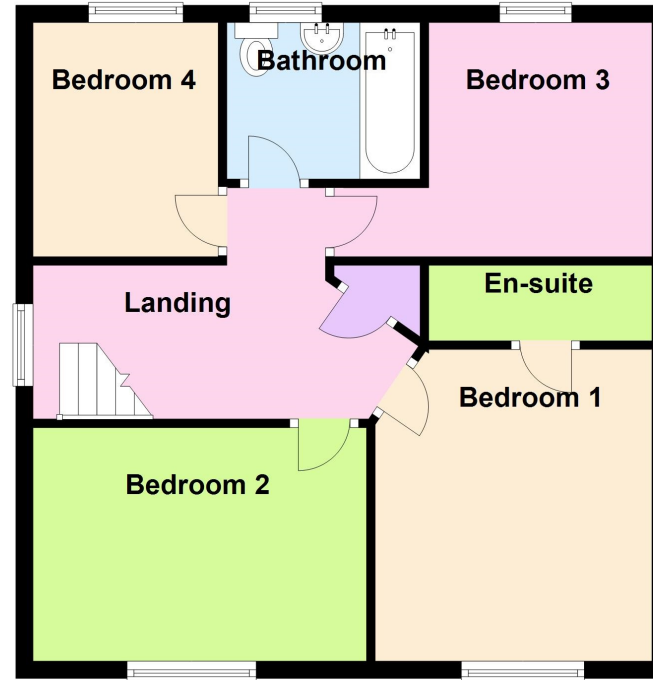
### Ground Floor

Approx. 61.5 sq. metres (661.6 sq. feet)



### First Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



Total area: approx. 114.8 sq. metres (1235.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	