



**£249,950**

275 London Road, Boston, Lincolnshire PE21 7BA

**SHARMAN BURGESS**



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PE21 7BA  
£249,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

12' 10" x 6' 9" (including staircase) (3.91m x 2.06m)

Having a partially obscure glazed front entrance door, staircase rising to first floor landing, under stairs storage cupboard, radiator, ceiling light point, two windows to side aspect.

**LOUNGE**

15' 7" (maximum measurement taken into bay window) x 12' 1" (maximum measurement) (4.75m x 3.68m)

Having a feature bay window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, fireplace with decorative exposed brickwork surround and feature log burner set on a tiled hearth.

An exceptionally well presented three bedroomed detached family home with modern living accommodation comprising an entrance hall, well appointed fitted kitchen with pantry and utility room, lounge with log burner, dining room and uPVC conservatory. To the first floor, three bedrooms are arranged off a landing together with a family bathroom. Further benefits includes gardens to both the front and rear offering great outside space, gas central heating and uPVC double glazing.



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### DINING ROOM

12' 2" (maximum measurement) x 9' 9" (3.71m x 2.97m)  
Having radiator, coved cornice, ceiling light point.

### CONSERVATORY

13' 6" x 9' 1" (4.11m x 2.77m)  
Of brick and uPVC double glazed construction with polycarbonate roof. Having radiator, tiled flooring, double doors leading to the rear garden.

### KITCHEN

12' 10" x 9' 2" (3.91m x 2.79m)  
Having a Contemporary style modern fitted kitchen comprising counter tops with inset ceramic one and a half bowl sink and drainer and mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, integrated base level wine cooler, integrated four ring induction hob with illuminated stainless steel fume extractor above, integrated oven and grill with microwave fitted above, window to rear aspect, ceiling light point, radiator.

### WALK-IN PANTRY

Having wall mounted shelving, ceiling light point, obscure glazed window, space for fridge or freezer.

### SIDE ENTRANCE LOBBY

With obscure glazed entrance door, door leading to: -

### UTILITY AREA

Having plumbing for automatic washing machine, space for condensing tumble dryer, ceiling light point, obscure glazed window, wall mounted shelving, wall mounted coat hooks, gas meter and wall mounted Ideal gas central heating



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### FIRST FLOOR LANDING

Having two windows to side aspect, access to roof space, ceiling light point, built-in airing cupboard with slatted linen shelving and radiator within.

### BEDROOM ONE

13' 0" (maximum measurement) x 12' 2" (maximum measurement) (3.96m x 3.71m)

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

### BEDROOM TWO

12' 2" (maximum measurement) x 9' 2" (maximum measurement) (3.71m x 2.79m)

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

### BEDROOM THREE

6' 10" (including stair bulkhead) x 9' 7" (2.08m x 2.92m)

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

### FAMILY BATHROOM

Having a three piece suite comprising pedestal wash hand basin, push button WC, panelled bath with wall mounted electric shower and fitted shower screen. Obscure glazed window to side and rear aspects, radiator, ceiling light point, fully tiled walls.







### EXTERIOR

The property benefits from gated pedestrian access from London Road with pathway leading to the front entrance door. The garden is enclosed by a mixture of fencing and hedging and comprises lawned sections with flower and shrub borders. Gated access to either side of the property leads to the rear.

To the rear, the property benefits from vehicular access from Delfield Road, leading to a block paved driveway which provides off road parking as well as vehicular access to the garage. The rear garden comprises a paved seating area with pergola above, leading to remainder which is predominantly laid to lawn. The garden is enclosed by fencing and hedging and served by outside lighting.

### SINGLE GARAGE

Having up and over door, personnel door to side aspect, served by power and lighting.

### SERVICES

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

### REFERENCE

30012024/26526227/BRO



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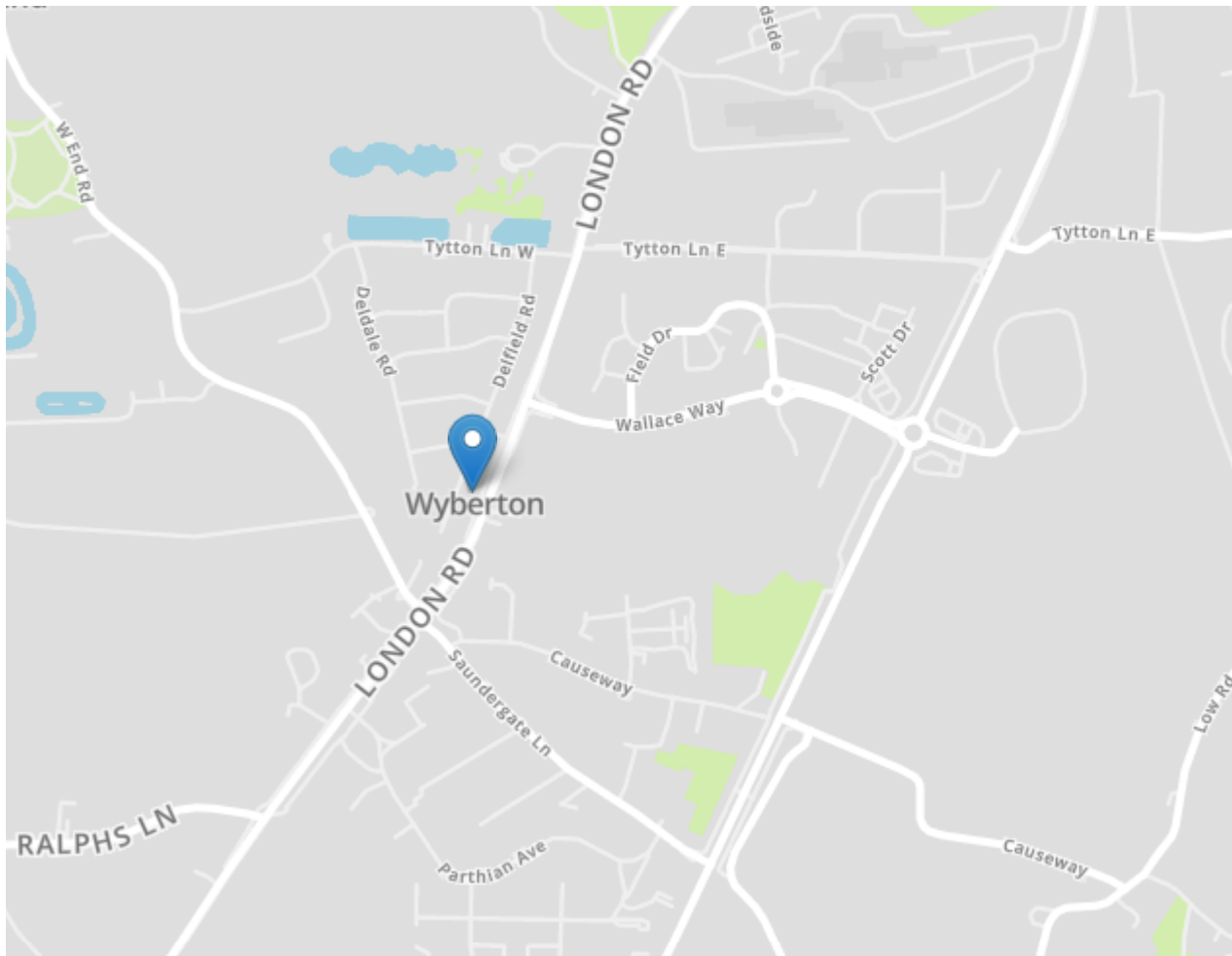
## AGENT'S NOTES

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.

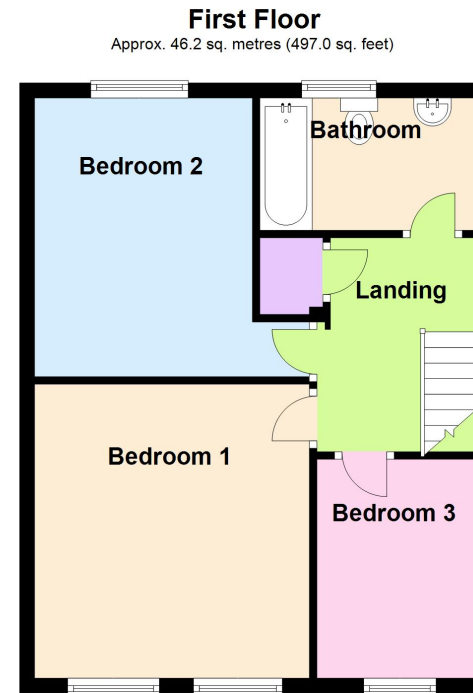
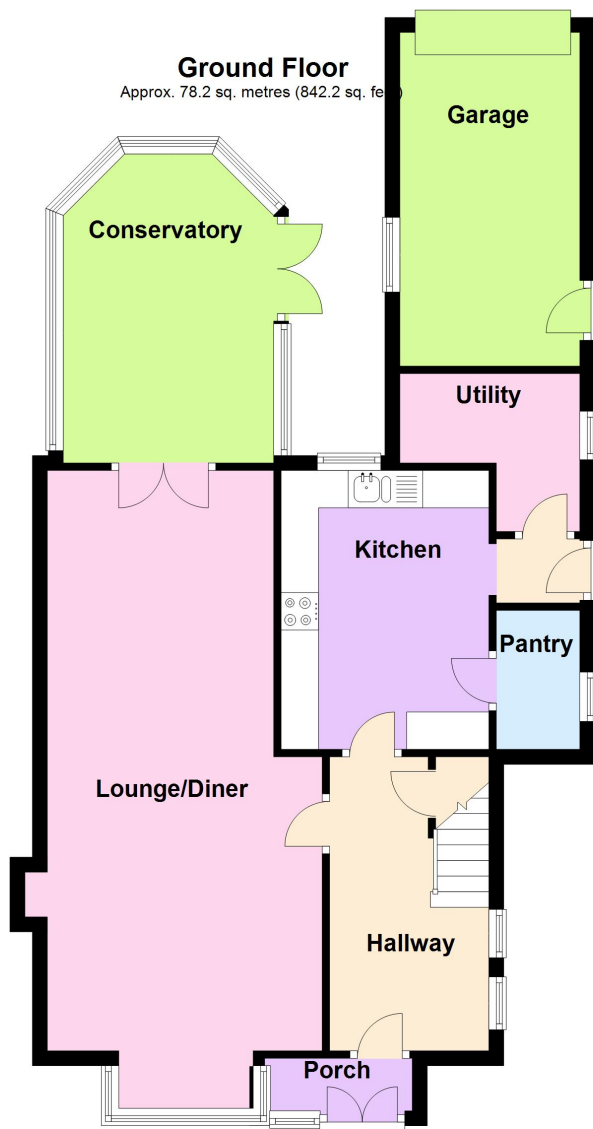
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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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Total area: approx. 124.4 sq. metres (1339.2 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		
(55-68)	D	70	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	