



**£220,000**

8 Riverway, Boston, Lincolnshire PE21 0BY

**SHARMAN BURGESS**



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**£220,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed windows the to side and above, staircase rising to first floor landing, radiator, ceiling light point, under stairs storage cupboard housing the electric consumer unit.

**LOUNGE**

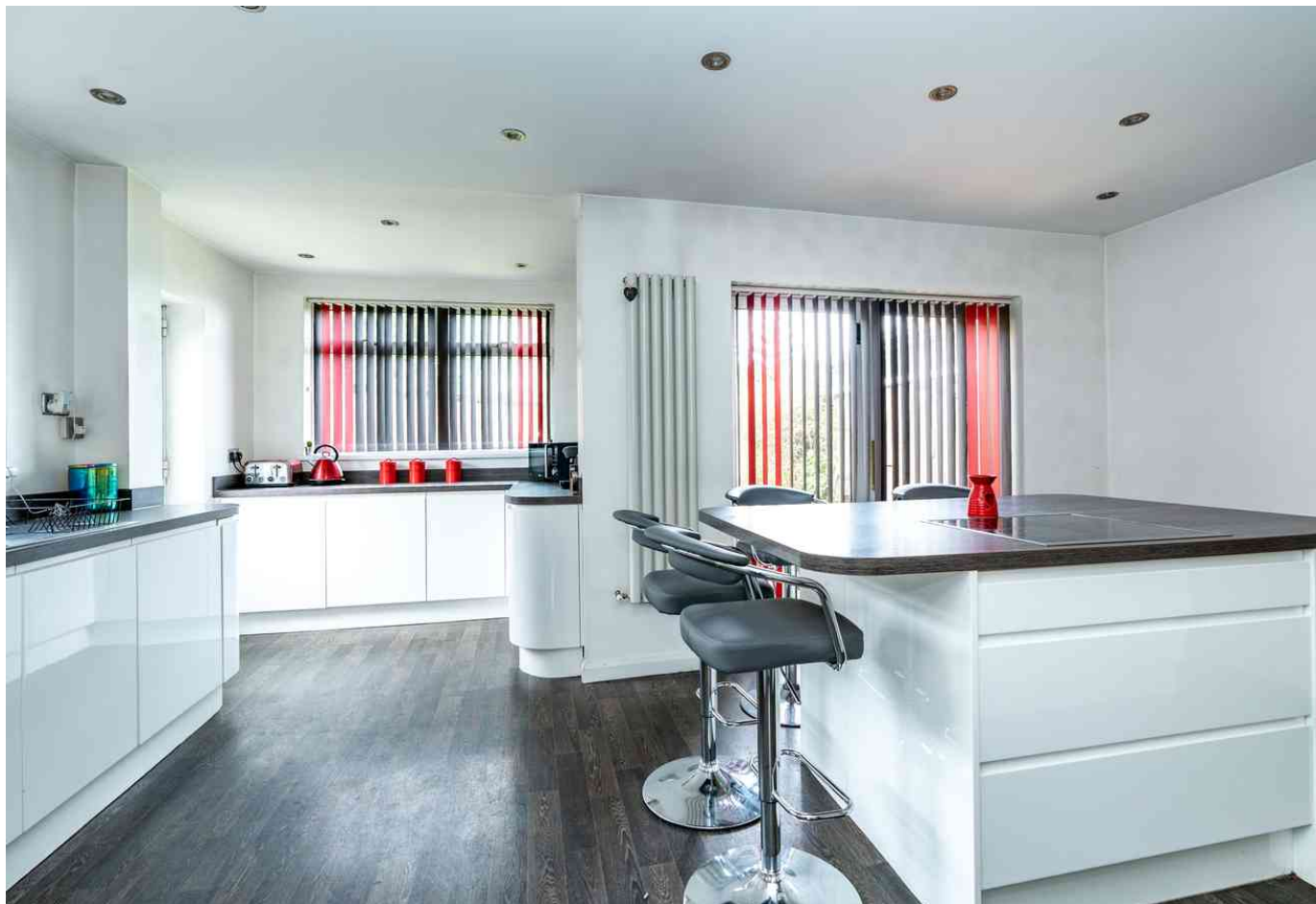
11' 3" (maximum measurement including bay window) x 14' 1" (maximum measurement taken into bay window) (3.43m x 4.29m)

Having feature bay window to front aspect, radiator, ceiling light point, additional wall light point, TV aerial point, wiring for satellite TV.

A sizeable four bedroomed semi-detached property with double garage and garden to the rear. The accommodation comprises an entrance hall, lounge, separate sitting room, large living kitchen with integrated appliances, four bedrooms to the first floor, family bathroom and en-suite to bedroom one. Further benefits include enclosed rear garden, double garage and gas central heating.



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### **SITTING ROOM**

15' 3" (maximum measurement including bay window) x 9' 10" (4.65m x 3.00m)

Having bay window to front aspect, radiator, coved cornice, ceiling light point, sliding patio doors leading to the rear garden.

### **LIVING KITCHEN**

17' 0" (maximum measurement excluding recess) x 17' 6" (maximum measurement) (5.18m x 5.33m)

Having an extensively fitted modern kitchen comprising counter tops with inset stainless steel one and a half bowl sink and drainer unit, range of base level storage units, matching eye level wall units and drawer units beneath a central island providing a seating area and also housing the integrated four ring electric hob. Integrated waist height double oven and grill, integrated dishwasher and integrated fridge freezer, dual aspect windows to the side and rear of the property, radiator, ceiling recessed lighting, sliding patio doors leading to the rear garden, obscure glazed door leading to the exterior. Utility cupboard with plumbing for automatic washing machine, wall mounted gas central heating boiler and ceiling light point within.

### **STAIRS & LANDING**

With access to roof space and ceiling light point.

### **BEDROOM ONE**

16' 6" x 9' 10" (5.03m x 3.00m) (both maximum measurements)

Having dual aspect windows to front and rear of the property, access to roof space, ceiling light point.



**SHARMAN  
BURGESS** Est 1996



### EN-SUITE SHOWER ROOM

Having a three piece suite comprising a shower cubicle with wall mounted mains fed shower, hand held shower attachment and tiling within, wash hand basin with mixer tap and vanity unit, push button WC, heated towel rail, ceiling recessed lighting, extractor fan.

### BEDROOM TWO

11' 9" x 11' 2" (3.58m x 3.40m) (both maximum measurements)

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

### BEDROOM THREE

10' 6" x 11' 10" (3.20m x 3.61m) (both maximum measurements)

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

### BEDROOM FOUR

8' 6" x 6' 7" (2.59m x 2.01m) (both maximum measurements)

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

### FAMILY BATHROOM

Having a three piece suite comprising a pedestal wash hand basin with mixer tap and tiled splashback, corner panelled bath with mixer tap and hand held shower attachment, push button WC, tiled splashbacks, obscure glazed window to rear aspect, heated towel rail, ceiling recessed lighting, extractor fan.

### EXTERIOR

To the front, the property benefits from a low maintenance slated garden. Situated to the side of the property is the double garage.

The rear garden initially comprises a hardstanding area providing seating space, leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed by fencing and served by outside lighting.

### DOUBLE GARAGE

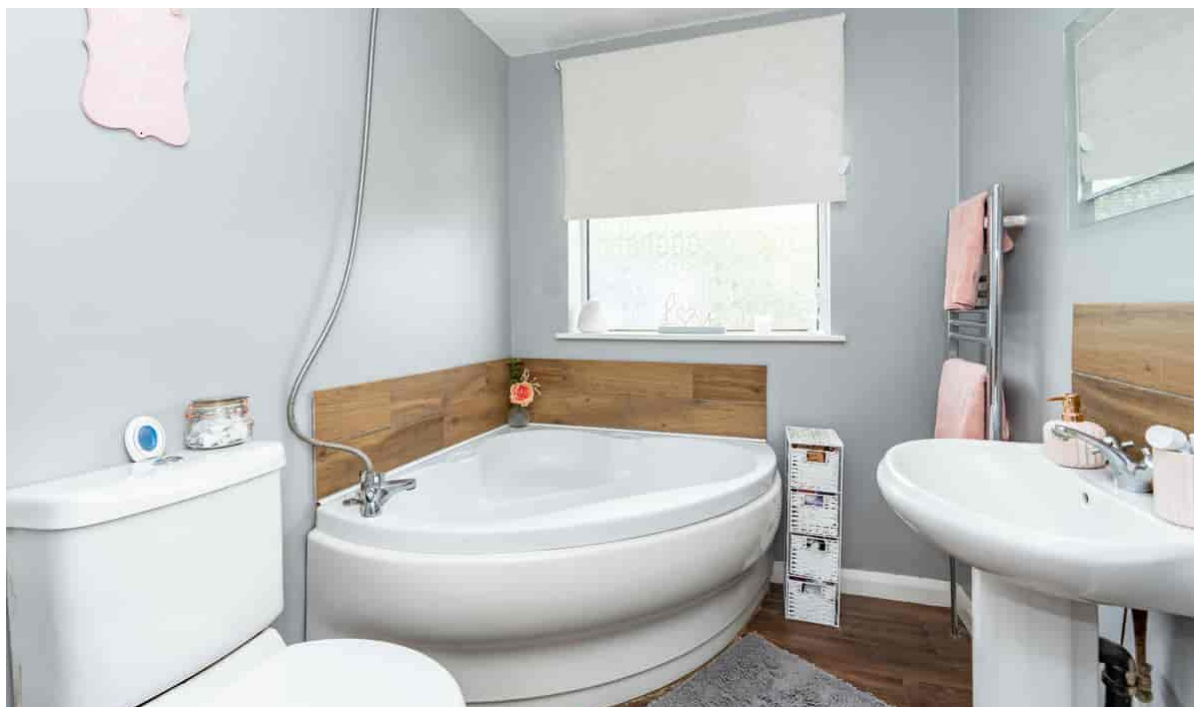
Of brick and fibreglass construction, with two up and over doors, served by power and lighting, storage space and personnel door leading to the rear garden.

### SERVICES

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

### REFERENCE

26235214/12052023/SMI





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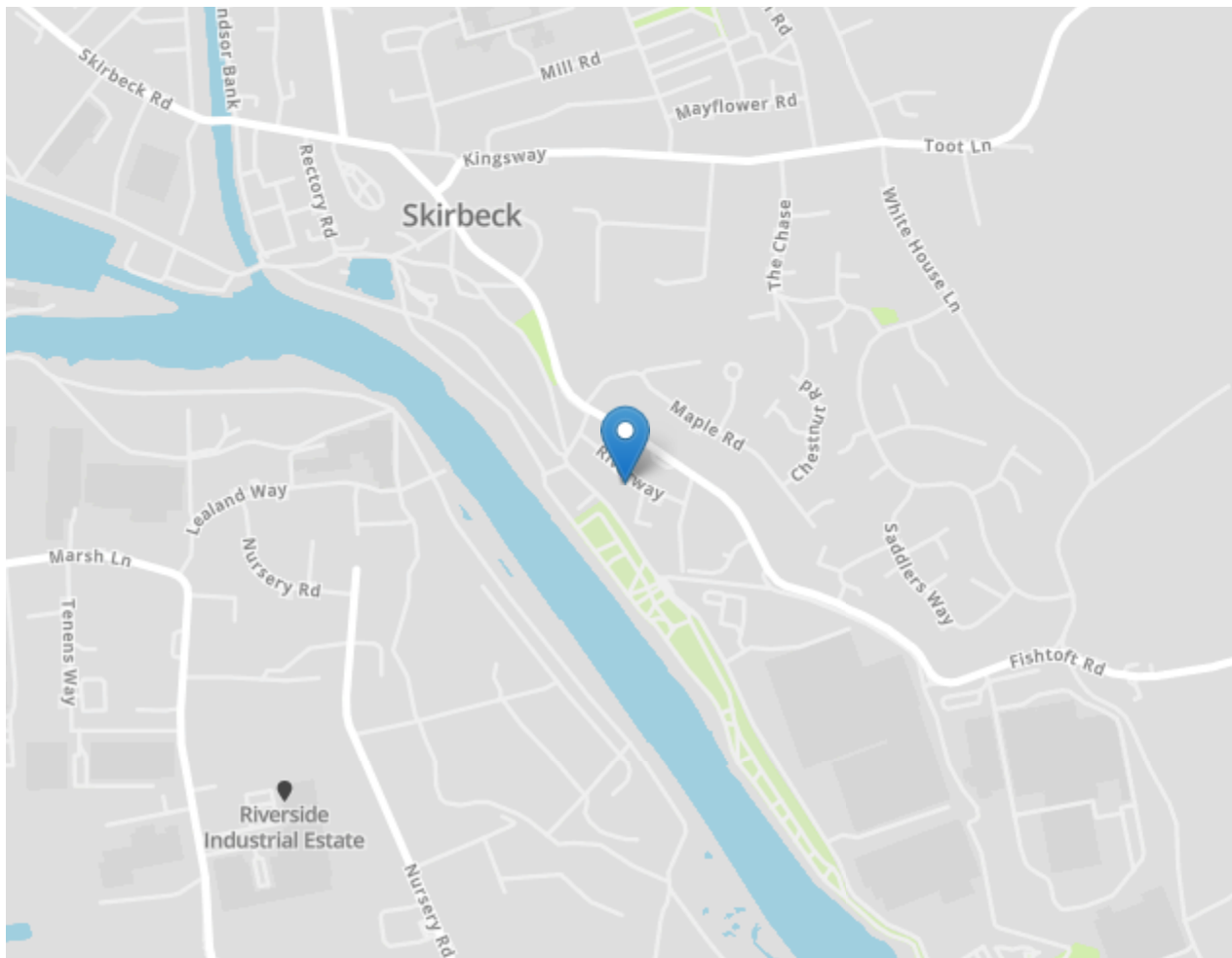
## AGENT'S NOTES

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.

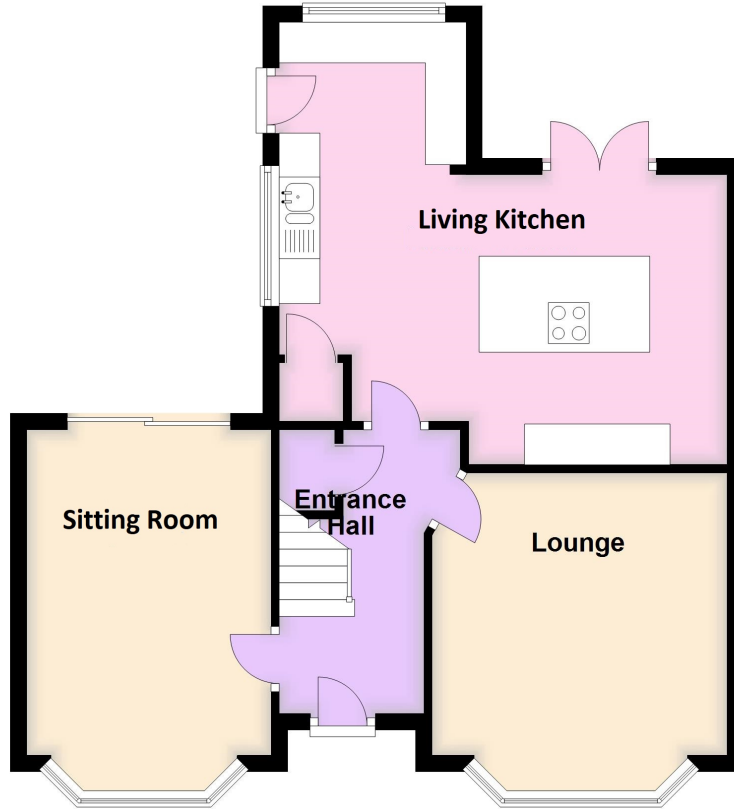


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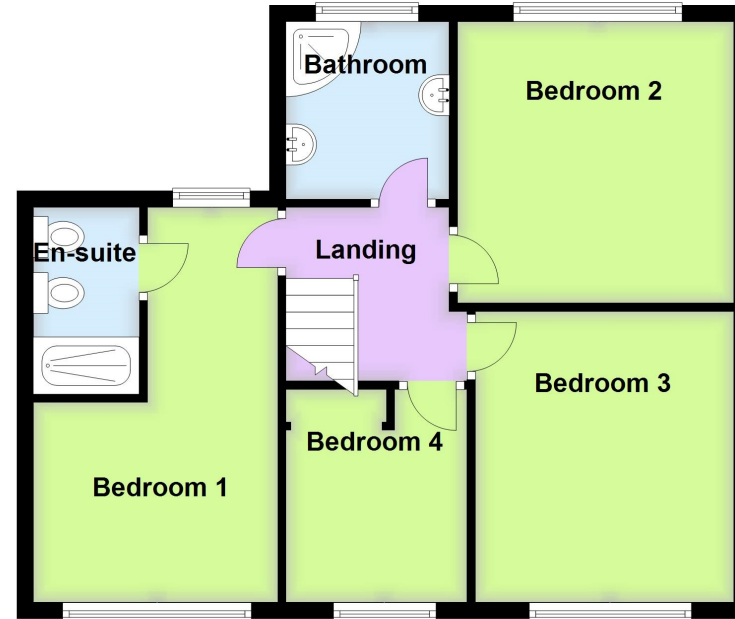
### Ground Floor

Approx. 55.5 sq. metres (597.1 sq. feet)



### First Floor

Approx. 54.5 sq. metres (586.2 sq. feet)



Total area: approx. 109.9 sq. metres (1183.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	80
(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	