

£146,500

21 Carver Road, Boston, Lincolnshire PE21 8BH

SHARMAN BURGESS

# 21 Carver Road, Boston, Lincolnshire PE21 8BH £146,500 Freehold

#### **ACCOMMODATION**

#### LOUNGE

19' 3" (maximum) x 13' 0" (maximum) (5.87m x 3.96m) Having partially glazed front entrance door with window to side, two radiators, window to front elevation, coved cornice, two ceiling light points with ornamental ceiling roses, additional wall mounted lighting, TV aerial point, fireplace with space for an electric fire, door to: -

#### INNER HALLWAY

Having tiled floor, radiator, dado rail, coved cornice, ceiling light point, staircase leading off, under stairs storage cupboard.

An extremely well presented mid terraced property being offered for sale with NO ONWARD CHAIN. Accommodation comprising a lounge, modern kitchen diner, inner hallway, ground floor cloakroom, rear entrance lobby and boiler room. To the first floor are three bedrooms arranged off a landing and a shower room. Further benefits include a low maintenance rear garden, uPVC double glazing and gas central heating.











#### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, wall mounted wash hand basin, coved cornice, ceiling light point, tiled floor, radiator, obscure glazed window.

#### KITCHEN DINER

11' 5" x 10' 5" (3.48m x 3.17m)

Having a modern fitted kitchen comprising counter tops, stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, plumbing for automatic washing machine, waist height double oven and grill, four ring electric hob with illuminated stainless steel fume extractor above, integrated fridge and integrated freezer, radiator, window to rear elevation, ceiling light point, TV aerial point, telephone point.

#### REAR ENTRANCE LOBBY

Having tiled floor, ceiling light point, rear entrance door leading to the garden.

### **BOILER ROOM**

Housing the wall mounted gas central heating boiler, radiator, wall mounted shelving, ceiling light point, gas meter, wall mounted electric fuse box, obscure glazed window to rear elevation.

#### FIRST FLOOR LANDING

Having access to loft space, coved cornice, ceiling light point.

## **BEDROOM ONE**

12' 9"  $\times$  10' 0" (taken to built-in wardrobes) (3.89m  $\times$  3.05m) Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with sliding doors and hanging rails and shelving within.

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#### **BEDROOM TWO**

11' 3" (maximum) x 10' 7" (maximum) (3.43m x 3.23m)

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

#### **BEDROOM THREE**

7' 4" (maximum) x 9' 2" (maximum) (2.24m x 2.79m)

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

#### **SHOWER ROOM**

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted shower within and fitted shower screen, obscure glazed window to rear elevation, extractor fan, ceiling light point, heated towel rail, built-in linen cupboard with shelving within.

#### **EXTERIOR**

The property benefits from a low maintenance rear garden comprising block paving and additional paved areas. The garden houses a timber shed which is to be included in the sale. The garden is fully enclosed by fencing and served by an outside light.

#### **AGENTS NOTE**

Prospective purchasers should be aware that this property is offered for sale subject to a Grant of Probate. Further information is available from the selling agent.

#### SERVICES

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

# REFERENCE

15102024/26799933/EAS





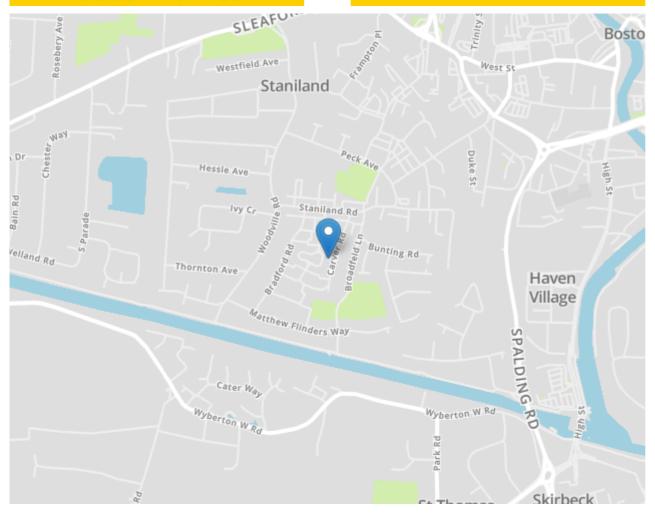


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#### **AGENT'S NOTES**

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.

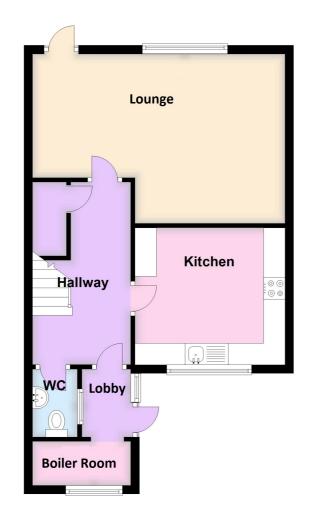
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

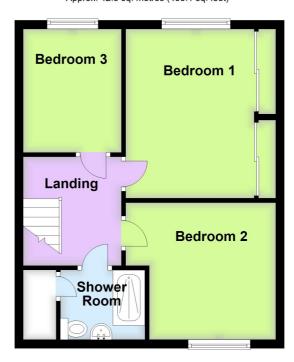
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# **Ground Floor**

Approx. 48.6 sq. metres (522.7 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 90.8 sq. metres (977.8 sq. feet)



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