



SHARMAN
BURGESS
For Sale
01205 361161

£199,950

23 Matthew Flinders Way, Boston, Lincolnshire PE21 8BN

SHARMAN BURGESS

**23 Matthew Flinders Way, Boston,
Lincolnshire PE21 8BN
£199,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having partially obscure glazed double doors, wall mounted light, obscure glazed door with obscure window to the side leading to:-

ENTRANCE HALL

With staircase rising to first floor, radiator, dado rail, coved cornice, ceiling light point, wall mounted central heating thermostat, wall mounted door chime.

A well presented three bedroomed detached house situated in a popular residential location with block paved driveway, single garage and enclosed garden to the rear. Accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room, ground floor cloakroom, three bedrooms to the first floor and a family bathroom. Further benefits include gas central heating and uPVC double glazing.



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LOUNGE

15' 10" (maximum) x 12' 2" (maximum including chimney breast) (4.83m x 3.71m)

Having window to front aspect, radiator, coved cornice, ceiling light point, additional wall light points, electric fireplace with fitted inset and hearth and display surround, archway through to: -

DINING ROOM

11' 4" x 9' 7" (3.45m x 2.92m)

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

KITCHEN

11' 3" (maximum) x 8' 5" (maximum) (3.43m x 2.57m)

Having roll edge work surfaces with tiled splashbacks, inset one and half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, integrated fridge, space for electric cooker, window to rear aspect, ceiling light point, walk-in pantry with wall mounted shelving and electric use box within.

UTILITY ROOM

8' 4" x 8' 3" (2.54m x 2.51m)

With counter top, base level storage units, drawer units and wall mounted units, plumbing for automatic washing machine, obscure glazed rear entrance door, window to rear aspect, ceiling light point.

INNER LOBBY

With ceiling light point, personnel door to garage, door to: -

GROUND FLOOR CLOAKROOM

With obscure glazed window, ceiling light point, WC, wash hand basin with tiled splashback, radiator.



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

With window to side aspect, coved cornice, ceiling light point.

BEDROOM ONE

15' 1" (maximum) x 10' 9" (maximum) (4.60m x 3.28m)

With window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail within and storage above.

BEDROOM TWO

10' 9" (maximum) x 11' 4" (maximum) (3.28m x 3.45m)

With window to rear aspect, radiator, coved cornice, ceiling light point, built-in linen cupboard.

BEDROOM THREE

8' 8" (maximum) x 7' 3" (maximum) (2.64m x 2.21m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, panelled bath with wall mounted Mira mains fed shower within. Fully tiled walls, heated towel rail, ceiling mounted lighting, extractor fan, obscure glazed window to rear.

EXTERIOR

To the front, the property is approached over a block paved driveway which gives access to the garage. The front garden is predominantly laid to lawn with fencing to the front boundary.

GARAGE

18' 9" (maximum) x 9' 0" (maximum) (5.71m x 2.74m)

Having up and over door, served by power and lighting, vent for tumble dryer, cold water tap, wall mounted Worcester combination gas central heating boiler.

The rear garden benefits from an approximate south easterly aspect and is predominantly laid to lawn, with flower and shrub borders. A paved section provides outdoor seating space. The garden houses a timber shed which is to be included within the sale. The garden is enclosed by a mixture of wall and fencing.

SERVICES

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

REFERENCE

05022024/27249429/STE



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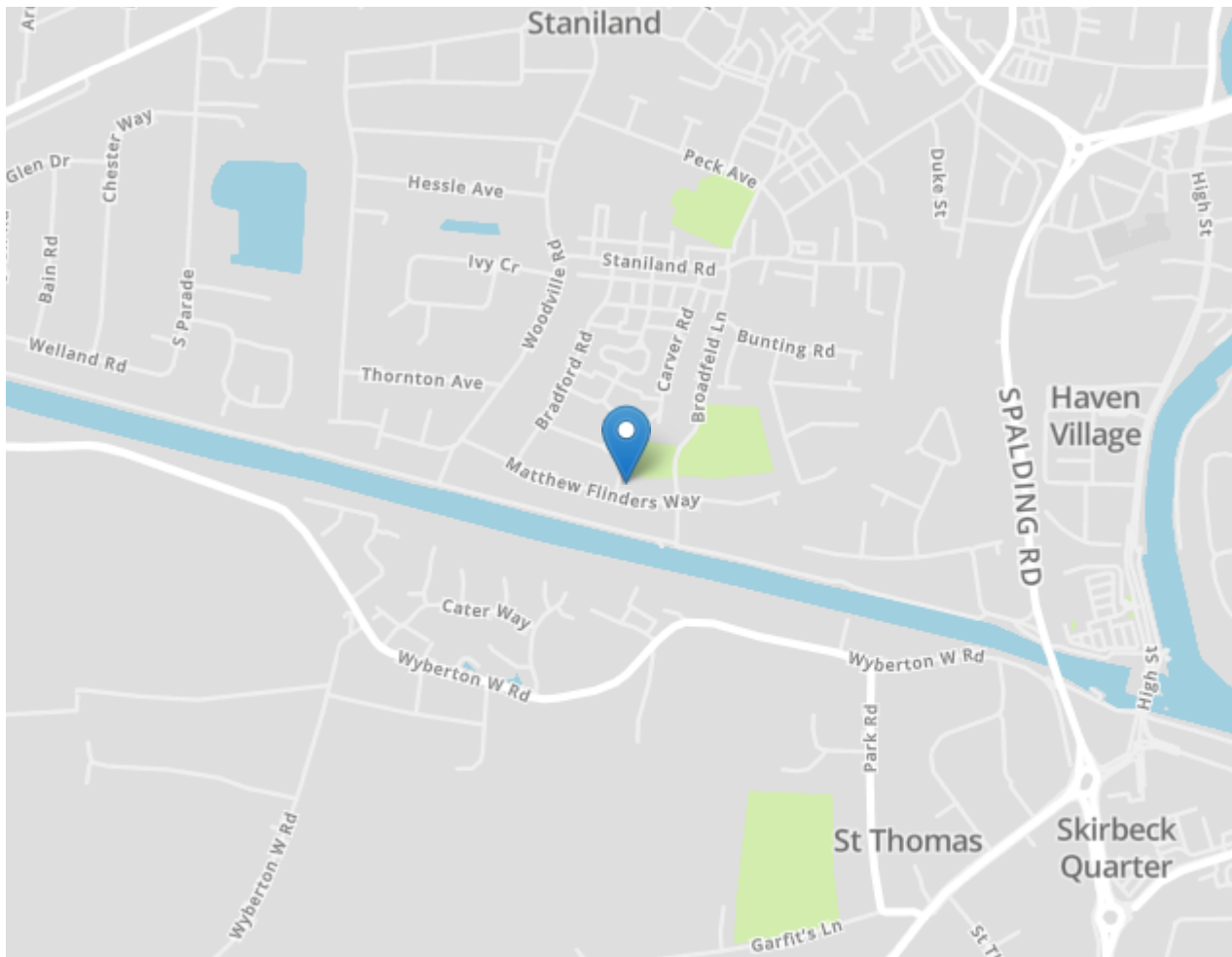
AGENT'S NOTES

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.

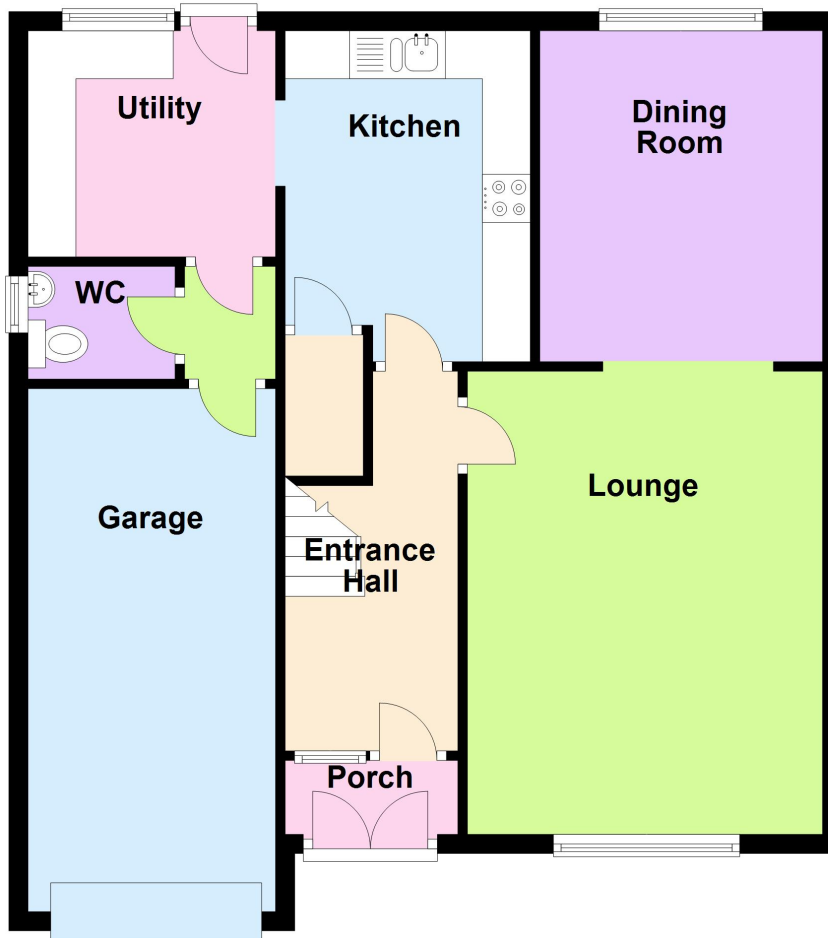
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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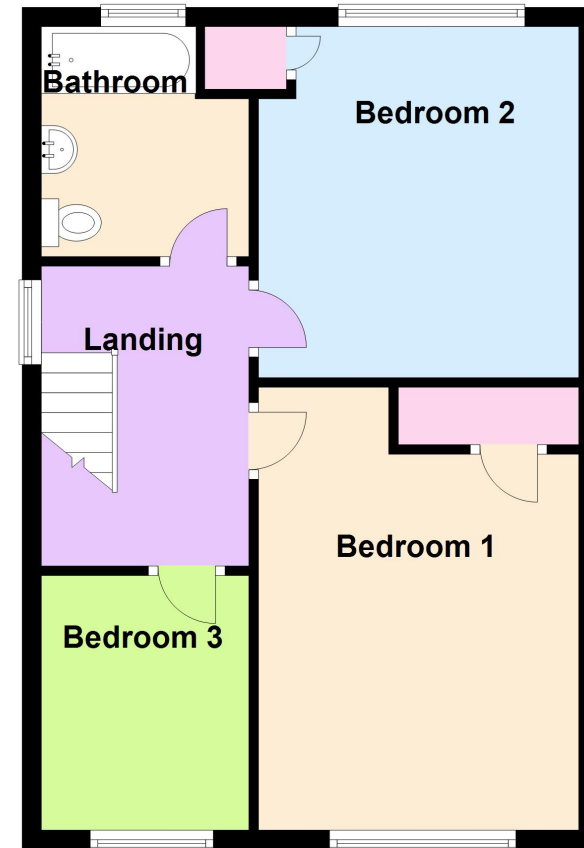
Ground Floor

Approx. 71.7 sq. metres (771.4 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



Total area: approx. 118.7 sq. metres (1277.9 sq. feet)

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t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk

