



£175,000

58 White Horse Lane, Boston, Lincolnshire PE21 8SZ

SHARMAN BURGESS

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PE21 8SZ
£175,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

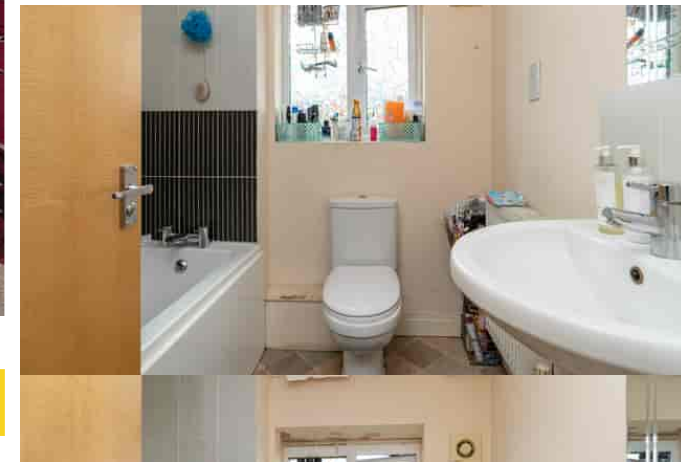
With partially obscure glazed front entrance door, staircase rising to first floor landing, radiator, electric consumer unit, ceiling light point.

LOUNGE

16' 4" x 11' 3" (4.98m x 3.43m)

With window to front aspect, two radiators, ceiling light point, wall mounted central heating thermostat and timer.

A modern three bedroomed semi detached house situated within walking distance of Boston town centre. Internally the accommodation comprises lounge, kitchen diner, downstairs WC, three bedrooms and a family bathroom. The property benefits from two allocated parking spaces and an enclosed rear garden. Further benefits include uPVC double glazing and gas central heating. The property is situated in a convenient central location and is within walking distance of many local amenities.



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KITCHEN DINER

14' 6" x 8' 8" (4.42m x 2.64m)

With roll edge work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, base level storage units, drawer units, wall units, plumbing for automatic washing machine, integrated oven and grill, four ring gas hob, illuminated stainless steel fume extractor, space for twin height fridge freezer, window to rear aspect, French doors leading to the rear garden, radiator, two ceiling light points.

GROUND FLOOR CLOAKROOM

With a two piece suite comprising a WC, wash hand basin with tiled splashback, radiator, ceiling light point.

FIRST FLOOR LANDING

With access to roof space, boiler cupboard housing the Baxi gas central heating boiler, over stairs storage cupboard.

BEDROOM ONE

12' 4" x 7' 8" (3.76m x 2.34m) (both maximum measurements)

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

BEDROOM TWO

12' 9" x 8' 1" (3.89m x 2.46m)

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

BEDROOM THREE

7' 2" x 6' 6" (2.18m x 1.98m)

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



**SHARMAN
BURGESS** Est 1996

BATHROOM

Having a three piece suite comprising a pedestal wash hand basin with mixer tap and tiled splashback, WC, panelled bath with mixer tap and wall mounted mains fed shower over, electric shaver point, extractor fan, ceiling light point, obscure glazed window to rear aspect.

EXTERIOR

The property benefits from allocated and numbered parking.

The property has a rear garden which is enclosed by a mixture of wall and fencing. The garden comprises a small paved patio area and the remainder of the garden is predominantly laid to grass.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. At the time of the brochure going to print, there is a service charge of £18.83 payable per calendar month for the maintenance of unadopted roads and communal areas.

REFERENCE

01112022/PIT



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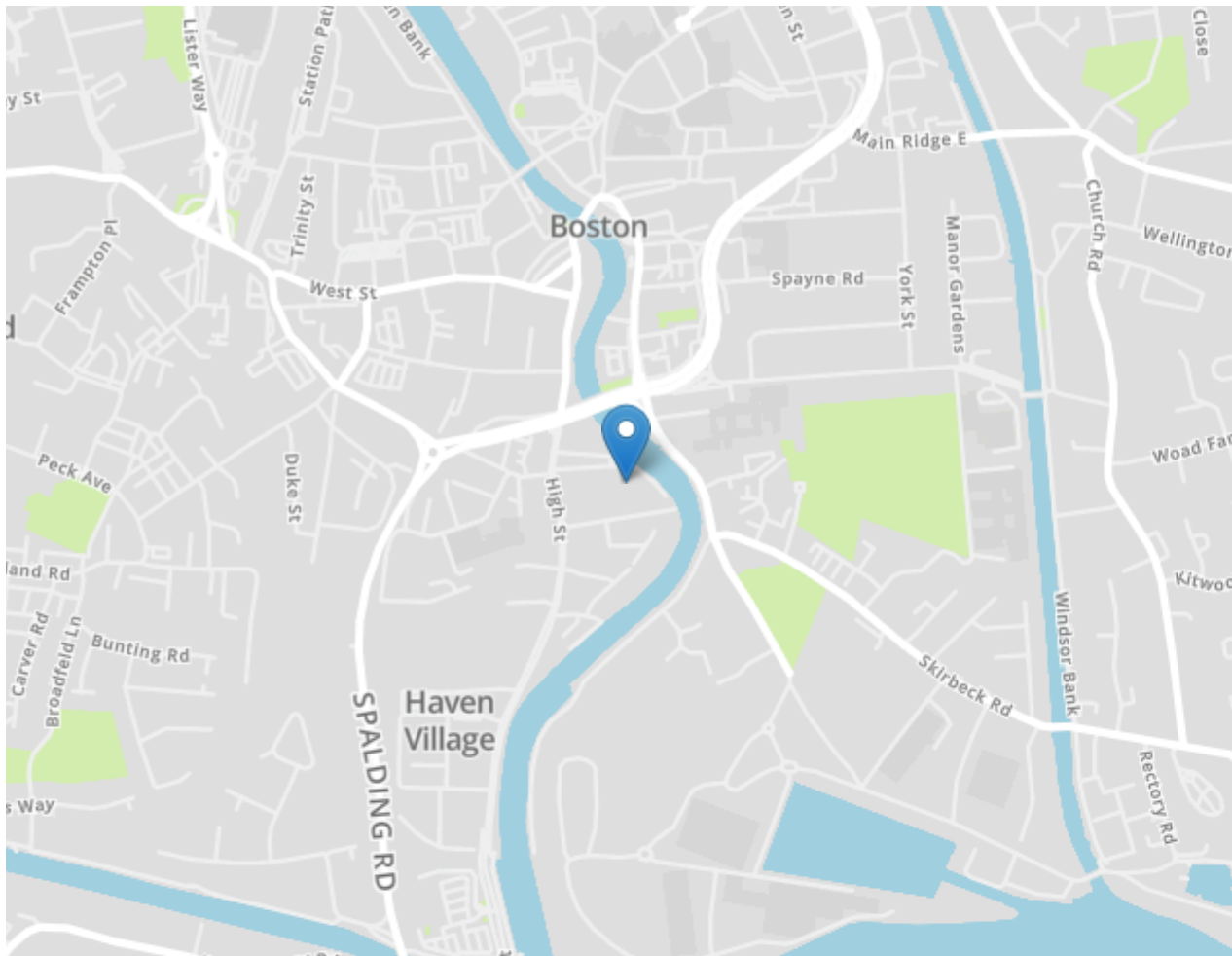
AGENT'S NOTES

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.

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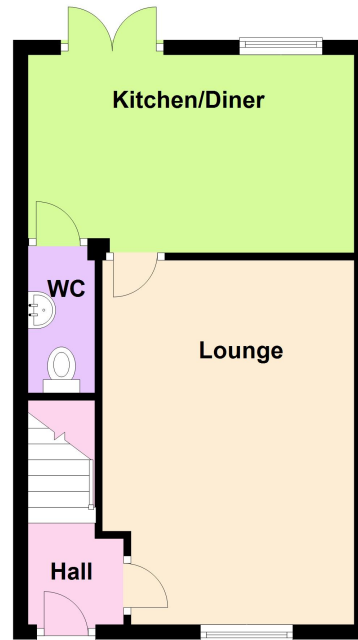
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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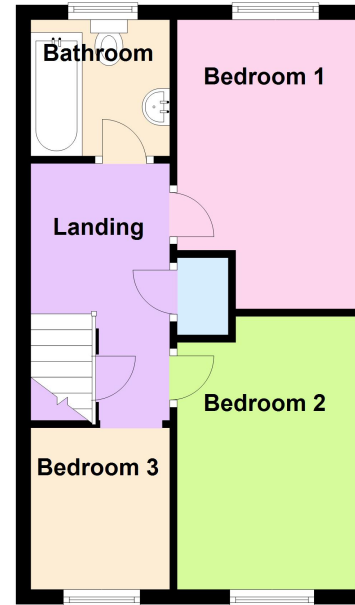
Ground Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 68.8 sq. metres (740.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		78	91
England, Scotland & Wales		EU Directive 2002/91/EC	