



£189,950

2 Manor Gardens, Boston, Lincolnshire PE21 6JG

SHARMAN BURGESS

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PE21 6JG
£189,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

With uPVC front entrance door, wood laminate flooring, built-in cupboard, further glazed door through to: -

LOUNGE DINER

16' 7" (maximum measurement) x 18' 2" (maximum measurement) (5.05m x 5.54m)

Having wood laminate flooring, double glazed window to front aspect, fireplace recess with tiled hearth and multi fuel burner inset, TV aerial point, wall panel radiator, further radiator, door to:



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INNER HALLWAY

Having a continuation of the wood laminate flooring, radiator, stair rising to first floor landing, under stairs storage cupboard, door to: -

BREAKFAST KITCHEN

7' 10" x 18' 1" (2.39m x 5.51m)

Having a fitted kitchen comprising a range of a wall and base level units, drawer units and corner units, areas of work surfaces, inset composite single bowl sink and drainer with mixer tap, integrated double oven, integrated gas hob with extractor above, space and plumbing for automatic washing machine, space for condensing tumble dryer, radiator, partly tiled walls, coved cornice, two double glazed windows to rear aspect, double glazed uPVC rear entrance door.

FIRST FLOOR LANDING

Having staircase rising from the inner hallway, access to roof space, coved cornice, double glazed window to side aspect.

BEDROOM ONE

13' 5" x 8' 10" (4.09m x 2.69m)

Having double glazed window to front aspect, radiator, coved cornice.

BEDROOM TWO

11' 1" x 8' 10" (3.38m x 2.69m)

Having double glazed window to rear aspect, radiator, built-in wardrobes with mirrored sliding doors.



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BEDROOM THREE

10' 4" x 8' 11" (3.15m x 2.72m)

Having double glazed window to front aspect, radiator, TV aerial point.

BATHROOM

Having a three piece suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level WC, radiator, partly tiled walls, coved cornice, double glazed window to rear aspect.

EXTERIOR

To the front, the property benefits from a block paved driveway providing off road parking as well as access to the garage/workshop and an area of lawn.

The rear garden is enclosed by timber fencing and comprises a block paved and paved patio low maintenance rear garden with shrub and bush borders.

GARAGE

16' 4" x 9' 4" (4.98m x 2.84m)

Having up and over door to front, served by power and lighting, door to adjoining workshop.

WORKSHOP

11' 6" x 8' 7" (3.51m x 2.62m)

Having window to side aspect, served by power and lighting and fitted work benches.

SERVICES

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

REFERENCE

10062025/29163699/BAI



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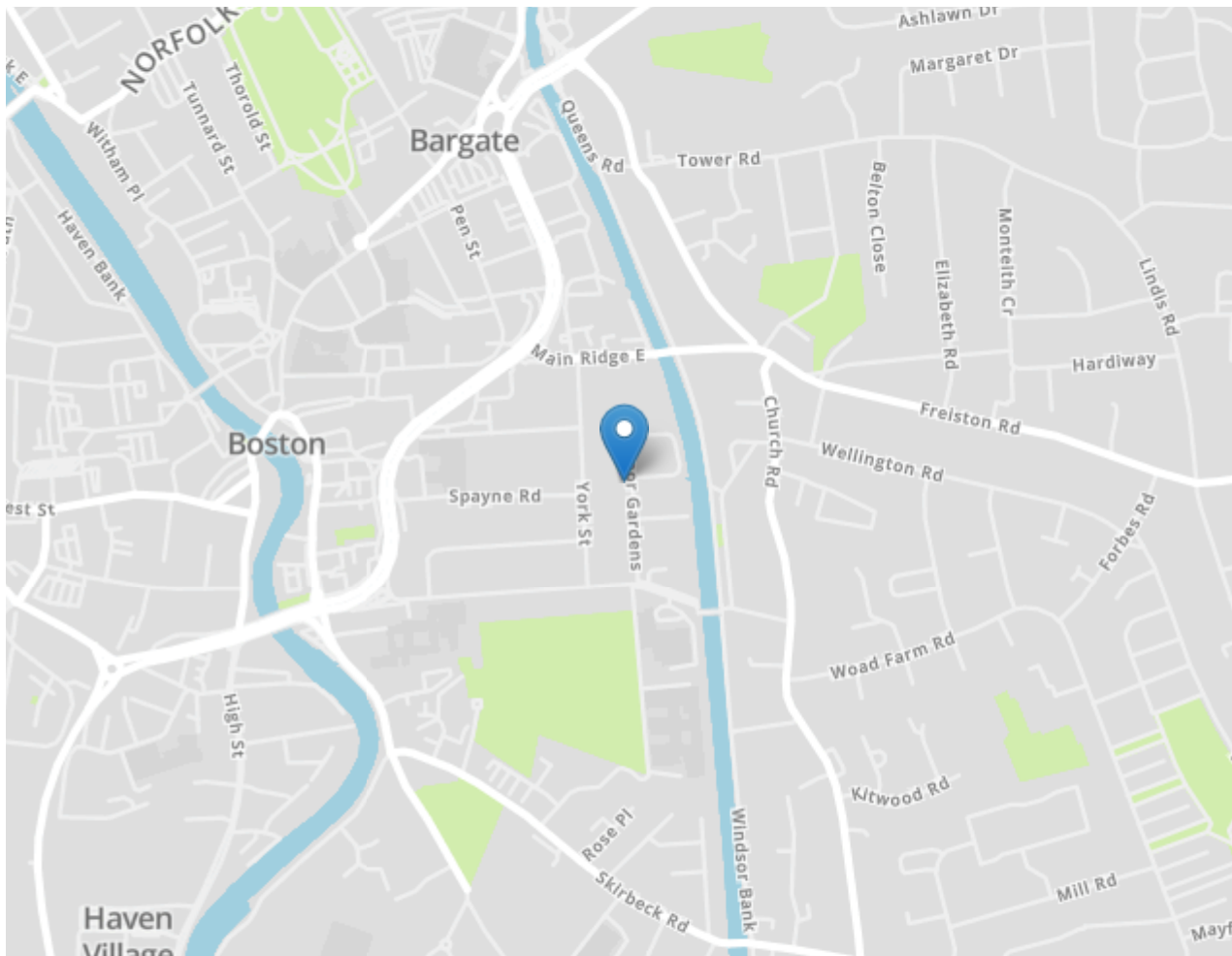
AGENT'S NOTES

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.

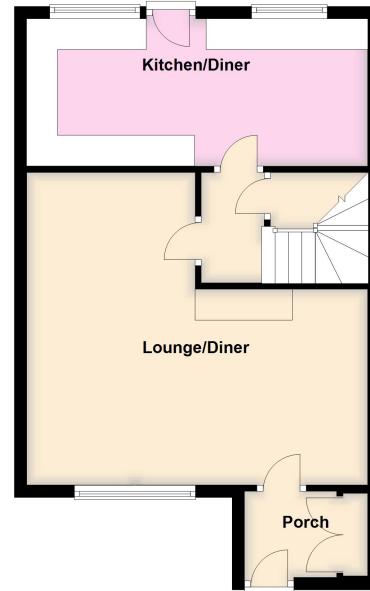
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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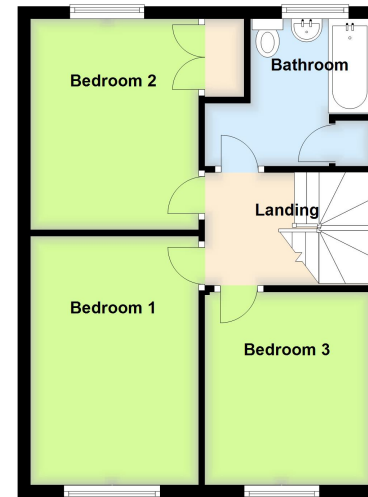
Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC