



**£189,950**

68 Eton Way, Boston, Lincolnshire PE21 7BF

**SHARMAN BURGESS**

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**£189,950 Freehold**

**ACCOMMODATION**

**KITCHEN DINER**

12' 5" x 16' 9" (3.78m x 5.11m)

Having uPVC entrance door, modern fitted kitchen comprising wall and base level storage units, drawer units, work surfaces, inset composite sink and drainer with mixer tap, Neff integrated oven, Neff electric hob with glass splashback and Neff stainless steel extractor hood above, space for dishwasher, partly tiled walls, coved cornice, ceiling recessed spotlights, radiator, space for upright fridge freezer, breakfast bar, built-in double cupboard housing the wall mounted central heating boiler, archway to inner hall, door to: -

A modern three bedroomed semi-detached property, with 3 Years NHBC remaining, providing an IDEAL FIRST TIME BUY or BUY TO LET investment opportunity. The property is situated overlooking a communal playground within a popular residential location on the outskirts of Boston. Being well presented throughout with accommodation comprising a kitchen diner, cloakroom/utility, inner hall, lounge, three good sized bedrooms and a four piece family bathroom. Further benefits include gas central heating, front and rear gardens, driveway and single garage.



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#### **CLOAKROOM/UTILITY ROOM**

Having low level WC, wash hand basin with tiled splashback, work surface with space and plumbing beneath for automat washing machine, extractor fan, coved cornice.

#### **INNER HALL**

Having staircase leading off, coved cornice, built-in cupboard, door to: -

#### **LOUNGE**

10' 7" x 16' 9" (3.23m x 5.11m)

Having double glazed window to rear elevation, double glazed patio door leading to rear garden, solid wooden flooring, coved cornice, TV aerial point, radiator.

#### **FIRST FLOOR LANDING**

Having coved cornice, access to roof space.

#### **BEDROOM ONE**

12' 5" x 11' 6" (maximum into door recess) (3.78m x 3.51m)

Having double glazed window to front elevation, radiator, built-in wardrobe, coved cornice, TV aerial point.

#### **BEDROOM TWO**

10' 7" x 11' 6" (maximum including door recess) (3.23m x 3.51m)

Having double glazed window to rear elevation, radiator, coved cornice, built-in over stairs cupboard.

#### **BEDROOM THREE**

6' 10" x 8' 5" (2.08m x 2.57m)

Having double glazed window to rear elevation, radiator, coved cornice.

**SHARMAN  
BURGESS** Est 1996

### BATHROOM

Being fitted with a four piece suite comprising panelled bath with mixer tap, pedestal wash hand basin, low level push button WC, shower cubicle with mains fed rainfall shower and further hand held shower attachment within, wood design flooring, tiled splashbacks, electric shaver socket, extractor fan, coved cornice, ceiling recessed spotlights, wall mounted heated towel rail, double glazed window to front elevation.

### EXTERIOR

To the front, the property benefits from a lawned garden with wrought iron railings to the front boundary. Gated access leads to the rear.

### REAR GARDEN

Being laid to a paved patio seating area leading to an artificial lawn with gravelled borders. The garden is fully enclosed by timber fencing and brick wall.

Gated access to the rear of the garden leads to the gravelled driveway which provides off road parking as well as vehicular access to the: -

### SINGLE GARAGE

16' 11" x 8' 5" (5.16m x 2.57m)

Having up and over door, served by power and lighting.

### SERVICES

Mains electricity, gas, water and drainage are connected.

### REFERENCE

11032026/30088506/TAY



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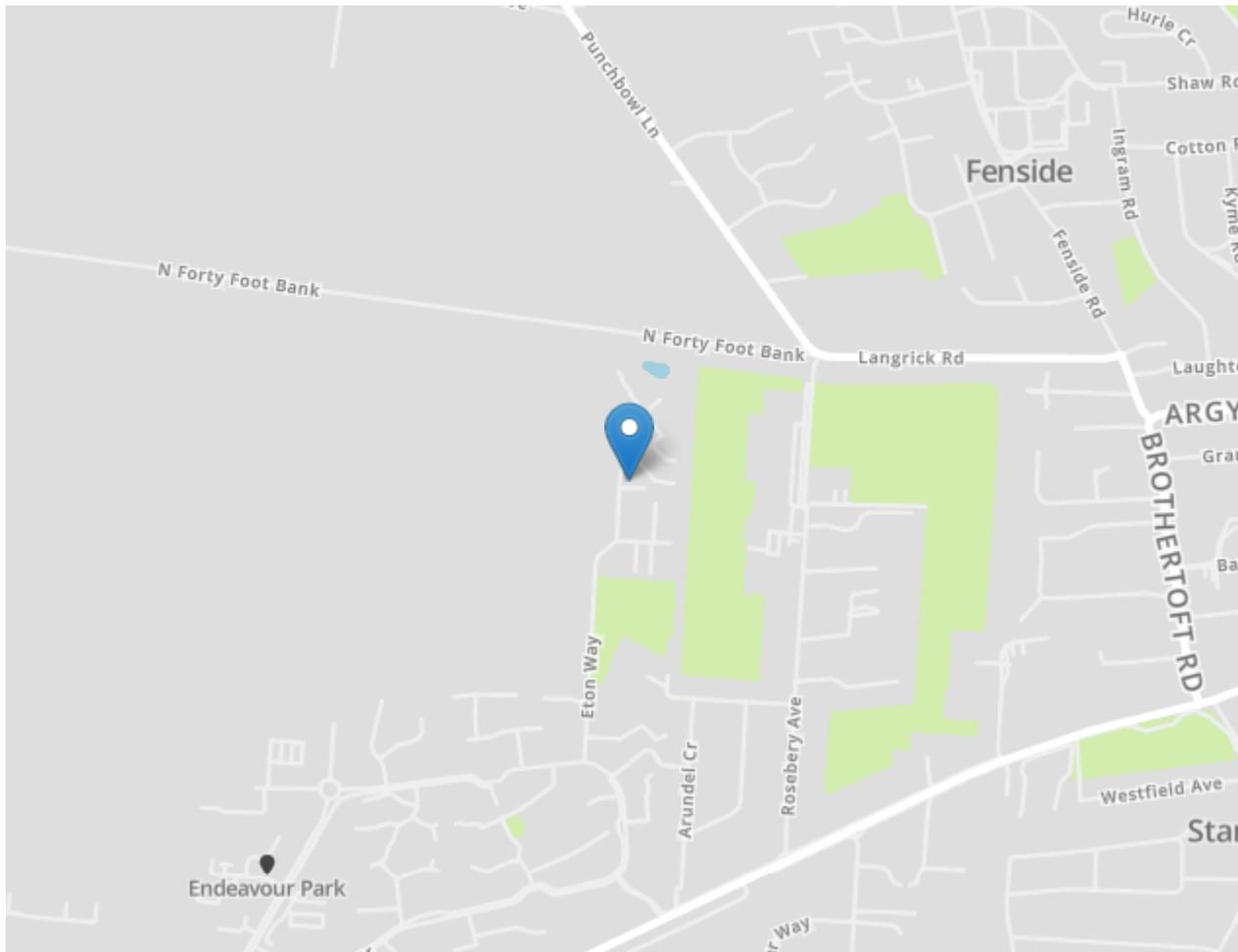
## AGENT'S NOTES

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.

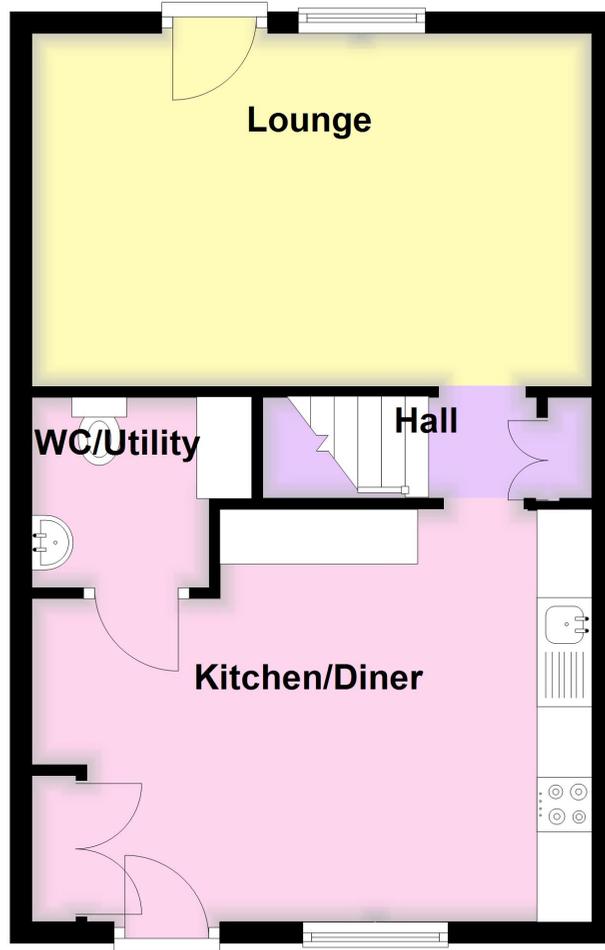
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

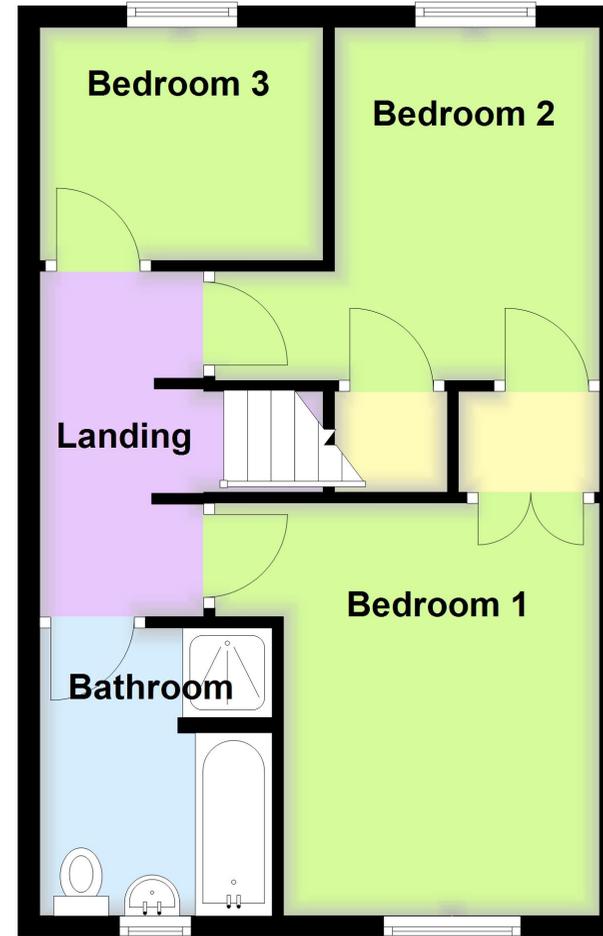
## Ground Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 83.1 sq. metres (894.9 sq. feet)



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