



SHARMAN
BURGESS
FOR SALE
01205 361161

£149,995

90 Ingram Road, Boston, Lincolnshire PE21 8LY

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PE21 8LY
£149,995 Freehold

A three bedroomed semi detached property with good sized driveway and single garage, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, breakfast kitchen, ground floor cloakroom, three bedrooms to the first floor and a bathroom. Further benefits include gas central heating, uPVC double glazing and enclosed garden to the rear.

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door, staircase leading off, under stairs storage cupboard, electric fuse box, wood effect laminate flooring, radiator, ceiling light point.

LOUNGE

13' 5" (maximum) x 17' 0" (maximum) (4.09m x 5.18m)

Having dual aspect windows, wood effect laminate flooring, two radiators, coved cornice, ceiling light point, TV aerial point.



SHARMAN BURGESS



BREAKFAST KITCHEN

10' 6" x 10' 4" (3.20m x 3.15m)

Having counter top with inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and wall units, integrated double oven with grill, four ring electric hob, plumbing for automatic washing, plumbing for dishwasher, space for American style fridge freezer, coved cornice, ceiling mounted strip light, dual aspect windows, obscure glazed rear entrance door.

GROUND FLOOR CLOAKROOM

Being fitted with a WC, wash hand basin with tiled splashback, ceiling light point within, obscure glazed window to side aspect.

FIRST FLOOR LANDING

Having window to front aspect, ceiling light point, access to roof space.

BEDROOM ONE

13' 5" (maximum) x 10' 7" (maximum) (4.09m x 3.23m)

Having window to rear aspect, radiator, ceiling light point, built-in wardrobe space.

BEDROOM TWO

10' 5" (maximum) x 10' 4" (maximum) (3.17m x 3.15m)

Having window to rear aspect, radiator, ceiling light point, built-in boiler cupboard with fitted Vaillant combination gas central heating boiler within.

BEDROOM THREE

6' 2" (maximum) x 10' 1" (maximum) (1.88m x 3.07m)

Having window to front aspect, wood effect laminate flooring, picture rail, ceiling light point, radiator.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a two piece suite comprising sink and panelled bath with wall mounted shower above, ceiling light point, obscure glazed window.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a good sized driveway which provides ample off road parking and hardstanding as well as vehicular access to the garage. There is fencing to the front boundary.

GARAGE

17' 8" x 9' 0" (5.38m x 2.74m)

Of concrete sectional construction with up and over door, served by power and lighting.

To the rear, the garden is predominantly laid to lawn. The garden houses a brick and concrete roof outhouse separated into two sections providing additional storage space.

SERVICES

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

REFERENCE

25032024/27422365/MAS



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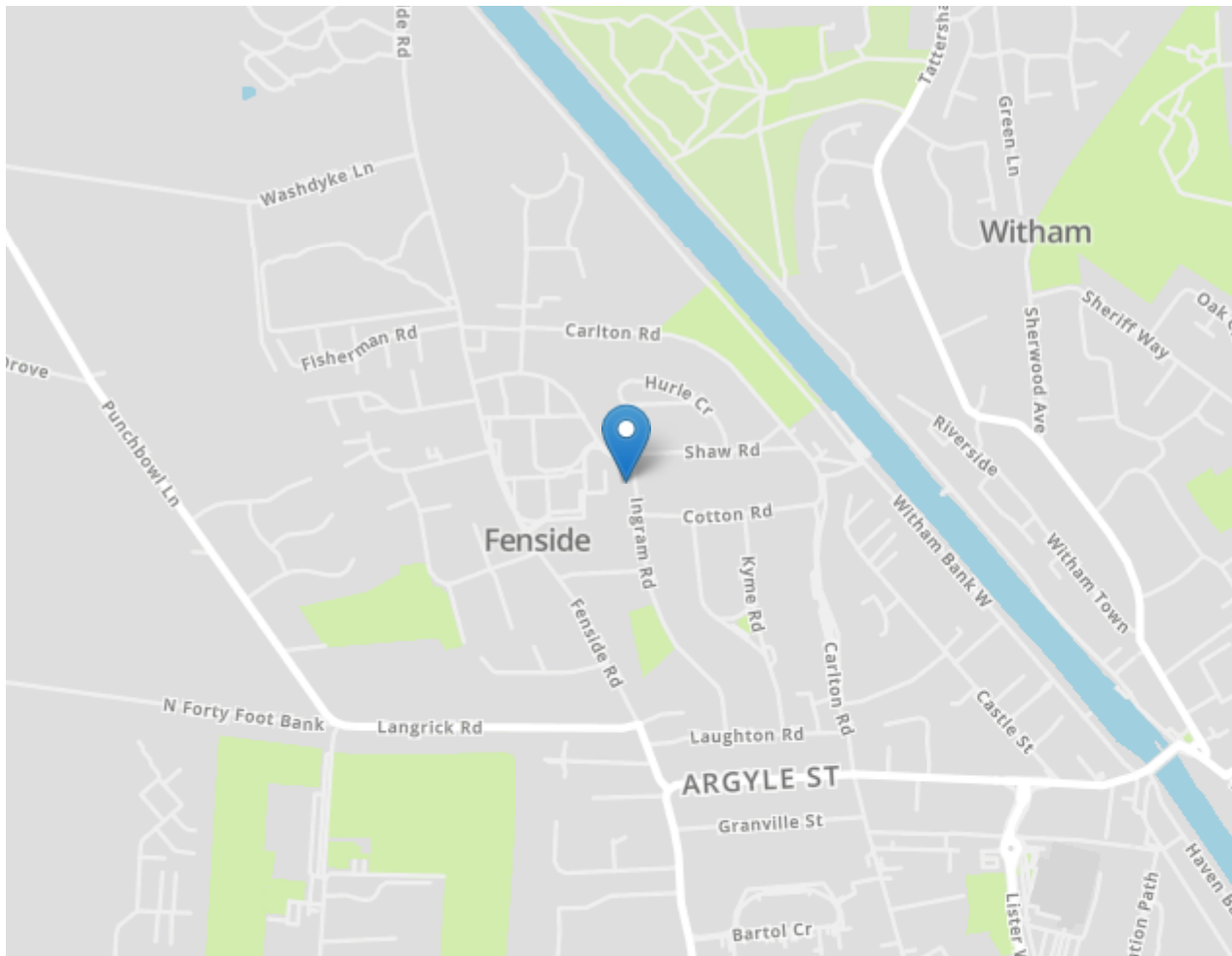
AGENT'S NOTES

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.

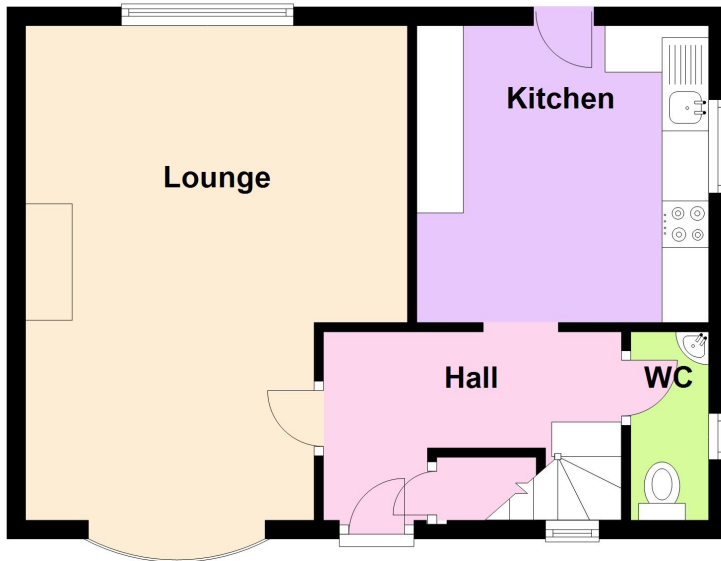
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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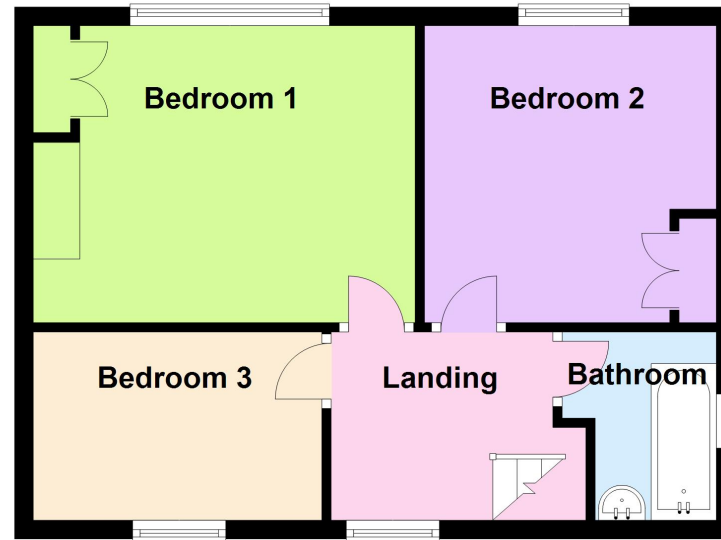
Ground Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 77.9 sq. metres (838.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	