



£219,950

31 Standish Grove, Boston, Lincolnshire PE21 9EA

SHARMAN BURGESS

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PE21 9EA
£219,950 Freehold

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed side entrance door, staircase leading to first floor landing, under stairs storage cupboard, tiled flooring, radiator, coved cornice, ceiling light point.

GROUND FLOOR CLOAKROOM

With a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, radiator, tiled flooring, extractor fan, ceiling recessed lighting.

UTILITY ROOM

10' 4" x 5' 7" (3.15m x 1.70m)

Having counter tops, stainless steel sink and drainer unit with mixer tap, base level storage units, fitted larder style unit, tiled flooring, radiator, ceiling recessed lighting, wall mounted coat hooks, window to rear aspect, extractor fan, wall mounted Glow Worm gas central heating boiler.

Situated in an individually designed row of four properties, within close proximity of the Pilgrim Hospital and a variety of popular schools, this modern home delivers an extremely high-quality feel as soon as you walk through the door. Features include a vaulted ceiling in the lounge, Oak doors, integrated Bosch appliances in the fitted kitchen, a larger than average garage (having electric car charging point) with electric door and enclosed garden with patio providing an outside entertaining space. In full, the property's accommodation is over three floors, with the ground floor having a cloakroom with w/c and a useful utility room. To the first floor is the lounge, breakfast kitchen, two well-proportioned bedrooms and a bathroom. To the top floor are bedroom one and en-suite shower room. The block paved driveway not only gives vehicular access to the garage but also the gated car port if required, currently this area provides an additional sheltered seating area complete with lighting. Further benefits include uPVC double glazing and gas central heating.



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FIRST FLOOR LANDING

With coved cornice, ceiling light point, additional staircase rising to the second floor landing.

LOUNGE

15' 6" x 10' 3" (4.72m x 3.12m) (both maximum measurements)
A particular feature of this room is the vaulted ceiling. Dual aspect windows to both the front and side aspect complete with fitted shutters, radiator, two spotlights, ceiling recessed lighting, wall mounted lighting, TV aerial point with concealed cabling, feature wall mounted fitted TV cabinet.

BREAKFAST KITCHEN

10' 3" x 8' 6" (3.12m x 2.59m) (both maximum measurements)
Having a well appointed and well presented kitchen comprising counter tops, inset one and a half bowl sink and drainer unit with mixer tap, wide range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting. Return work surface providing a breakfast bar. Integrated Bosch appliances including fridge freezer, oven and grill, four ring electric hob and illuminated extractor fan, fitted Bosch dishwasher. Tiled flooring, ceiling recessed lighting, radiator, window to front aspect.

BEDROOM TWO

10' 3" x 9' 8" (3.12m x 2.95m) (both maximum measurements)
Currently used as a dining room by the current vendor.
With window to rear aspect complete with fitted shutters, radiator, coved cornice, ceiling light point, access to roof space, range of fitted glazed storage units providing additional housing for TV if required.

BEDROOM THREE

8' 7" x 8' 0" (2.62m x 2.44m)
With window to rear aspect complete with fitted shutters, radiator, ceiling light point.



FAMILY BATHROOM

With a modern white three piece suite comprising a pedestal wash hand basin with mixer tap, push button WC, P Shaped bath with mixer tap and wall mounted Triton electric shower over and fitted shower screen. Fully tiled walls, tiled flooring, electric shaver point, extractor fan, ceiling recessed lighting, heated towel rail.

SECOND FLOOR LANDING

With Keylite roof window, ceiling recessed lighting.

BEDROOM ONE

13' 8" (maximum measurement with reduced head height) x 10' 6" (maximum measurement) (4.17m x 3.20m)

With two Keylite roof windows to the rear aspect, radiator, ceiling light point, access to roof space, two into eaves built-in storage cupboards.

EN-SUITE SHOWER ROOM

Having a modern three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted Bristan electric shower and fitted shower screen. Tiled flooring, fully tiled walls, Keylite window, heated towel rail, ceiling recessed lighting, extractor fan, electric shaver point.

EXTERIOR

The property benefits from a dropped kerb leading to the block paved driveway which provides off road parking as well as vehicular access to the integral garage. The driveway also benefits from secure double gates providing vehicular access to a sheltered car port area which the current vendor also uses for additional enclosed garden seating. This area is also block paved and served by lighting and external power. This section then continues to the rear, where there is an extremely well presented enclosed rear garden with a section of artificial grass, slate borders containing a variety of plant and trees and a paved patio seating area with pergola above. The rear garden is served by an outside tap and lighting.

INTEGRAL GARAGE

19' 2" x 10' 5" (5.84m x 3.17m) (both maximum measurements)

With electric up and over door, served by power and lighting, luxury vinyl tiled floor. The rear section of the garage also benefits from additional storage in the form of base level storage units with counter tops over and matching eye level wall units. Obscure glazed window to side aspect, obscure glazed personnel door, electric consumer unit, wall mounted electric car charging point. This room would be suitable for conversion to an office/playroom/gym subject to gaining any necessary planning permissions or consents from the relevant local authority.

SERVICES

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

REFERENCE

20122022/TOV



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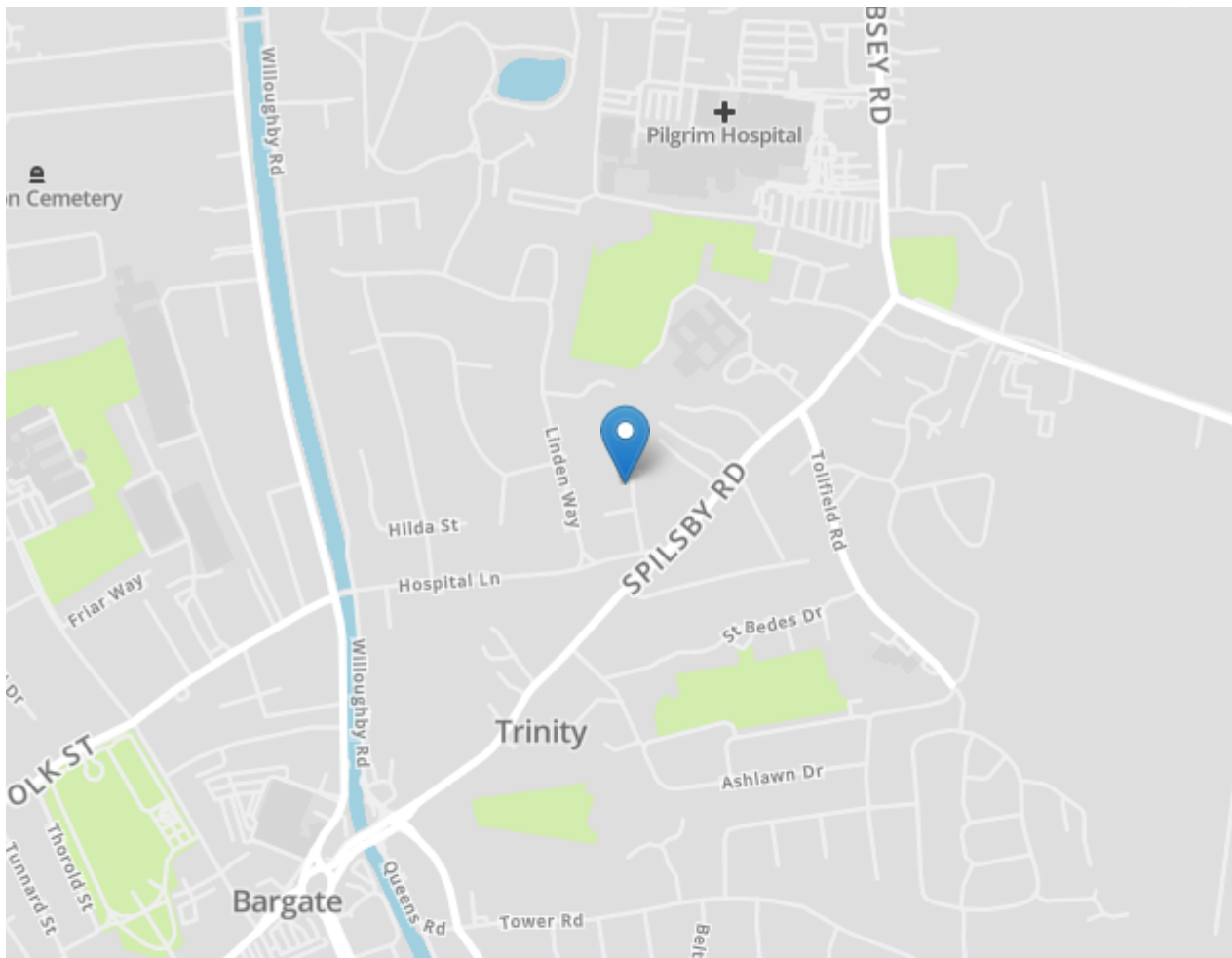
AGENT'S NOTES

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.

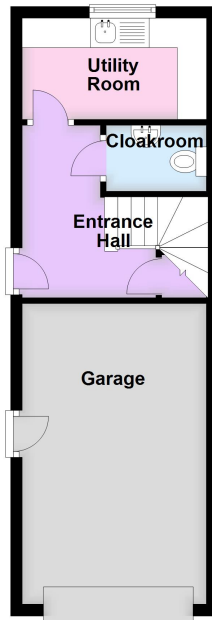
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

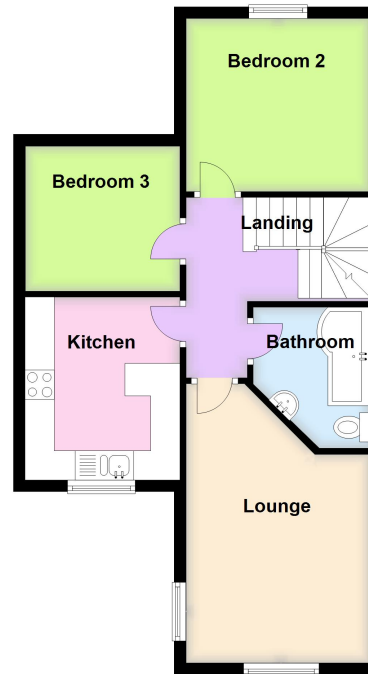


SHARMAN BURGESS

Ground Floor
Approx. 31.5 sq. metres (338.9 sq. feet)



First Floor
Approx. 50.3 sq. metres (540.9 sq. feet)



Second Floor
Approx. 24.4 sq. metres (263.1 sq. feet)



Total area: approx. 106.2 sq. metres (1142.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	77	
(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	