



£159,950

40 St Nicholas Close, Boston, Lincolnshire PE21 0AE

SHARMAN BURGESS

40 St Nicholas Close, Boston, Lincolnshire
PE21 0AE
£159,950 Freehold

A modern two bedroomed semi-detached property situated close to amenities and benefitting from a gravelled driveway providing off road parking for numerous vehicles, single detached garage and enclosed rear garden. Accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom. Gas central heating. An IDEAL FIRST TIME BUY or BTL INVESTMENT.

ACCOMMODATION

ENTRANCE HALL

Having uPVC entrance door, radiator, double glazed window to side elevation.

LOUNGE

14' 2" (maximum including staircase) x 12' 8" (4.32m x 3.86m)
Having a TV aerial point, telephone point, double glazed window to front elevation, coved cornice, staircase leading off.



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KITCHEN

10' 1" x 12' 8" (3.07m x 3.86m)

Being fitted with a range of wall and base level storage units, solid wooden worksurfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven, five ring gas hob with extractor fan above, space and plumbing for automatic washing machine, integrated fridge freezer, partly tiled walls, radiator, double glazed window to rear elevation, double glazed uPVC rear entrance door, wall mounted Worcester central heating boiler, coved cornice.

FIRST FLOOR LANDING

With stairs rising from the Lounge.

BEDROOM ONE

10' 6" x 12' 8" (3.20m x 3.86m)

Having two double glazed windows to front elevation, radiator, TV aerial point, over stairs storage cupboard housing the hot water cylinder and slatted shelving within.

BEDROOM TWO

10' 2" x 6' 10" (3.10m x 2.08m)

Having double glazed window to rear elevation, radiator, wood laminate flooring, TV aerial point.

BATHROOM

Being fitted with a modern three piece suite comprising L-shaped panelled bath with mixer tap and mains fed shower above, wash hand basin inset to vanity unit, low level WC, fully tiled walls, double glazed window to side elevation, wall mounted heated towel rail, extractor fan, ceiling recessed spotlight.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front of the property is a gravelled driveway which provides off road parking for numerous vehicles as well as access to the detached single garage. Gated access leads to the rear garden.

SINGLE GARAGE

17' 2" x 8' 2" (5.23m x 2.49m)

Having up and over door, storage to eaves, served by power and lighting.

REAR GARDEN

Being laid to paved patio seating area with gravelled and raised borders. The garden is fully enclosed by timber fencing and served by an outside light.

SERVICES

Mains electricity, gas, water and drainage is connected.

REFERENCE

05032026/30086822/ROB



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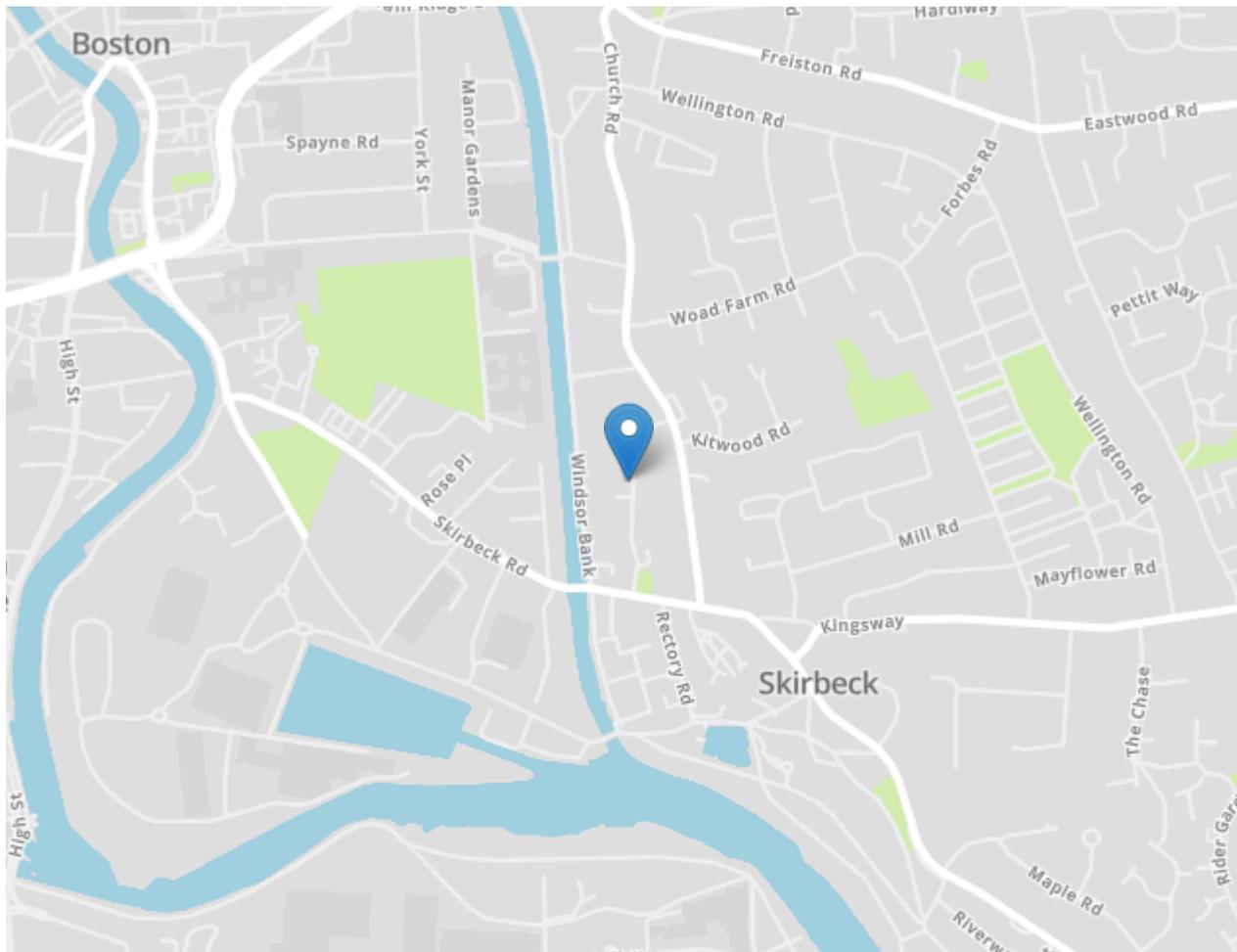
AGENT'S NOTES

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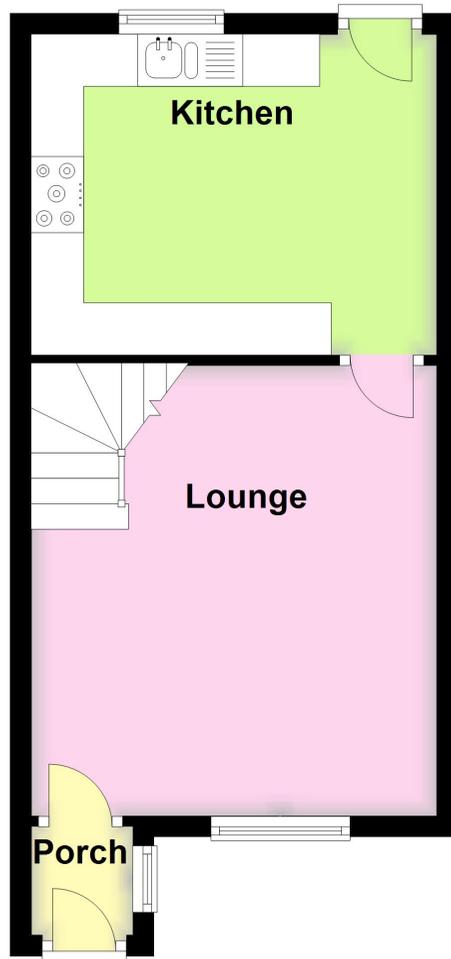
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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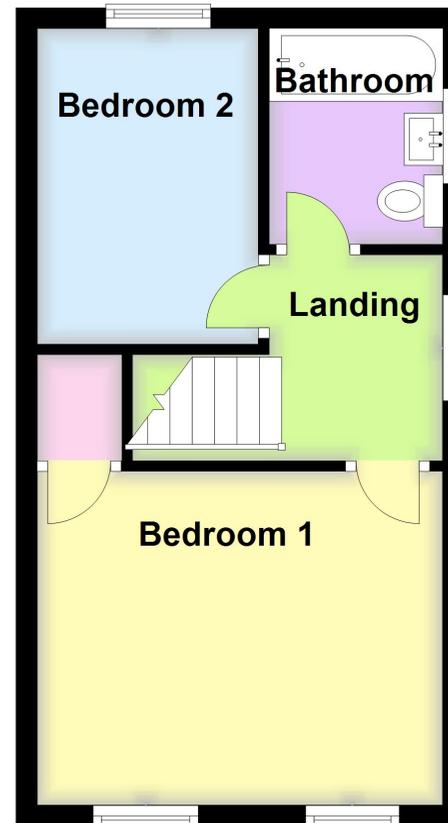
Ground Floor

Approx. 30.0 sq. metres (323.1 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.2 sq. feet)



Total area: approx. 58.7 sq. metres (632.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(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	