



£189,950

41 Clifton Road, Boston, Lincolnshire PE21 0QF

SHARMAN BURGESS

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PE21 0QF
£189,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, coved cornice, ceiling light point.

LOUNGE

19' 1" (maximum) x 13' 4" (maximum) (5.82m x 4.06m)

Having window to front aspect, radiator, coved cornice, two ceiling light points, TV aerial point, wiring for satellite TV, sliding patio doors through to: -

A substantial semi-detached property situated in a sought after residential location, having been extended to the ground floor rear and benefitting from a larger than average approximately south facing rear garden. Accommodation comprises an entrance hall, lounge, sun room, modern refitted kitchen, three bedrooms and a modern refitted four piece bathroom. Further benefits include a gravelled driveway providing off road parking, gas central heating with combination central heating boiler, uPVC double glazing.



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SUN ROOM

13' 7" x 12' 2" (4.14m x 3.71m)

Of brick and uPVC double glazed construction with skylight roof. Having double doors leading to the rear garden, radiator, TV aerial point, power and ceiling recessed lighting.

KITCHEN

13' 7" (maximum) x 12' 5" (maximum) (4.14m x 3.78m)

A fully fitted, well appointed modern kitchen comprising counter tops, sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for cooker with stainless steel splashback and illuminated stainless steel fume extractor above, plumbing for automatic washing machine, space for American style fridge freezer, coved cornice, three ceiling light points, dual aspect windows, under stairs storage cupboard, obscure glazed entrance door.

FIRST FLOOR LANDING

Having window to side aspect, coved cornice, access to roof space, radiator.

BEDROOM ONE

11' 3" (maximum measurement taken to wardrobes) x 9' 9" (3.43m x 2.97m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with hanging rails and shelving within and two mirrored doors.

BEDROOM TWO

13' 4" (maximum) x 8' 8" (maximum) (4.06m x 2.64m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.



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BEDROOM THREE

10' 0" (maximum) x 8' 1" (maximum including bulkhead) (3.05m x 2.46m)

Having window to front aspect, radiator, coved cornice, ceiling light point, over stairs storage with hanging rail within.

FAMILY BATHROOM

Being fitted with a four piece suite comprising shower cubicle with electric shower and tiling within and fitted shower screen, push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and hand held shower attachment, walls tiled to approximately half height, radiator, coved cornice, ceiling light point, two obscure glazed windows, built-in boiler cupboard housing the Viessmann gas combination central heating boiler.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking. There is low level fencing to the front boundary.

The approximately south facing rear garden initially comprises a paved patio seating area which leads to the remainder of the garden which is predominantly laid to lawn and houses a large timber storage shed which is served by power, a smaller tool shed and a summerhouse with double doors. The garden is enclosed by a mixture of fencing and hedging and served by an outside tap and lighting.

SERVICES

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

REFERENCE

13092024/28185079/SHA



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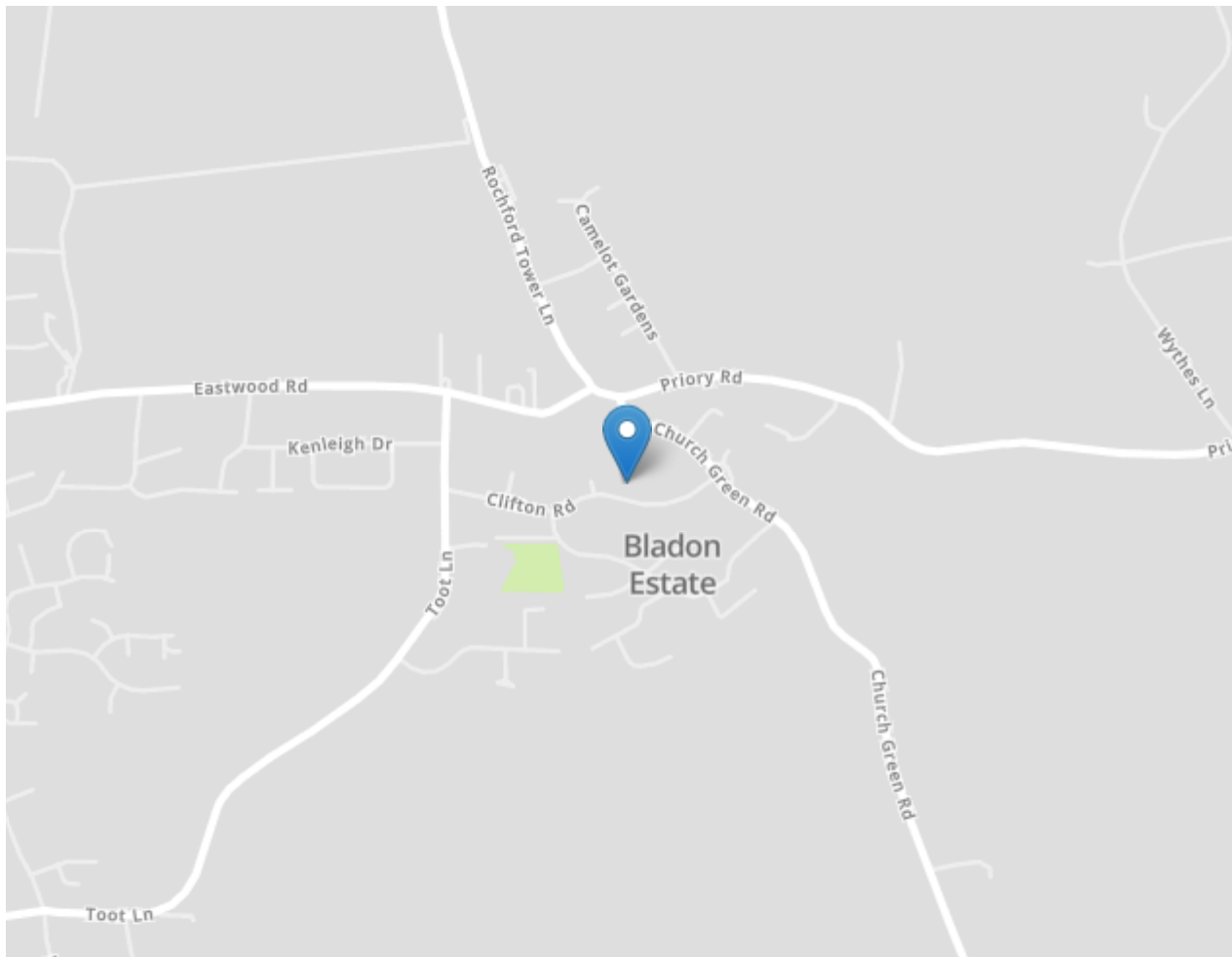
AGENT'S NOTES

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.

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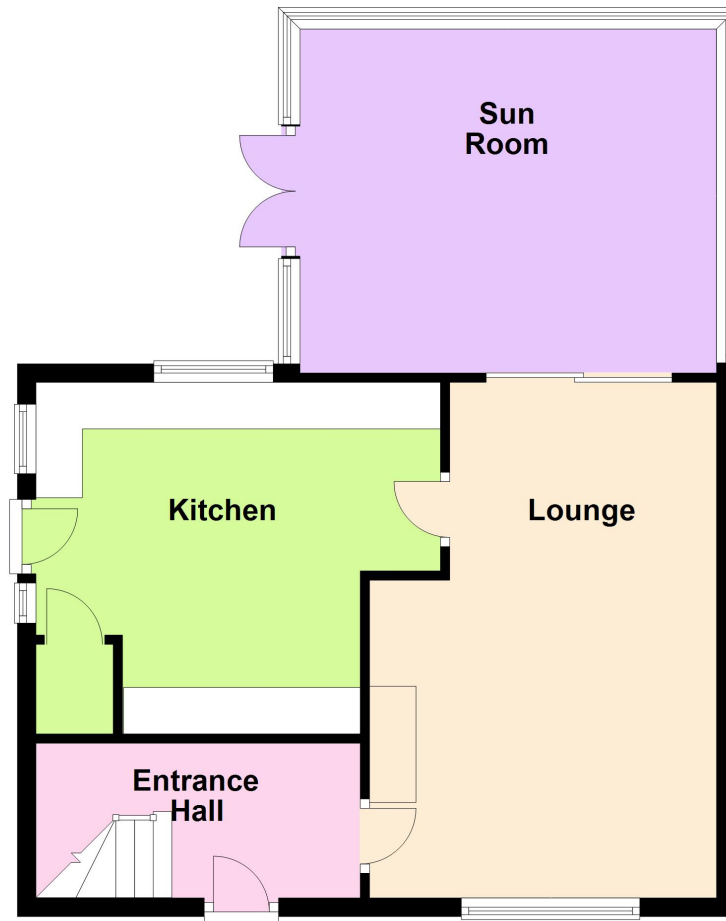
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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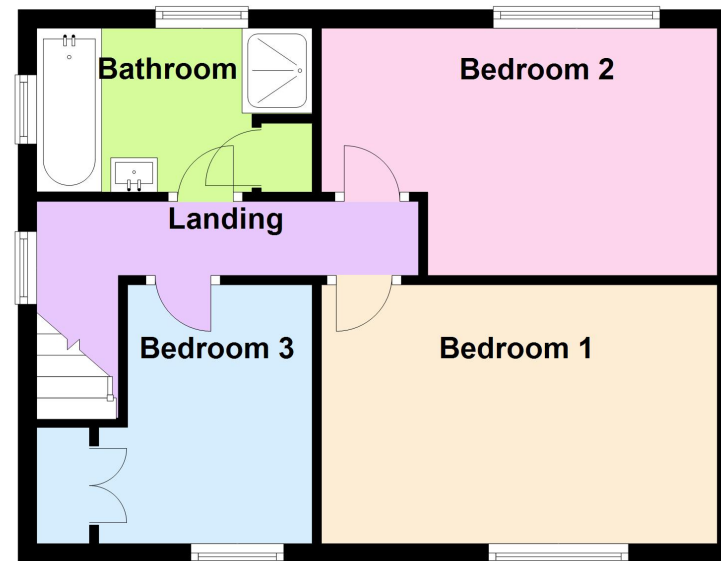
Ground Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Total area: approx. 98.4 sq. metres (1059.0 sq. feet)

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