



**£198,500**

15 St Bedes Drive, Boston, Lincolnshire PE21 9QH

**SHARMAN BURGESS**



**15 St Bedes Drive, Boston, Lincolnshire**  
**PE21 9QH**  
**£198,500 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor.

##### GROUND FLOOR CLOAKROOM

Having WC, pedestal wash hand basin with tiled splashback, radiator, ceiling light point, coved cornice, extractor fan.

A modern semi-detached property situated close to Tower Road Academy, Boston, High School and the Pilgrim Hospital, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, kitchen, lounge, conservatory, ground floor cloakroom, three bedrooms to the first floor, en-suite shower room to bedroom one and a family bathroom. Further benefits include driveway and garage, enclosed garden to the rear, gas central heating and uPVC double glazing.



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### KITCHEN

11' 9" x 7' 9" (3.58m x 2.36m)

Having roll edge work surfaces with tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units, space for twin height fridge freezer, space for condensing tumbler dryer, space for washing machine, integrated oven and grill, four ring gas hob with illuminated fume extractor above, window to front elevation, Ideal Logic gas central heating boiler.

### LOUNGE

13' 9" x 15' 1" (4.19m x 4.60m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, fireplace with tiled inset and hearth and display surround and space for electric fire.

### CONSERVATORY

6' 7" x 7' 9" (2.01m x 2.36m)

Of uPVC double glazed construction with glazed roof. Having ceramic tiled floor, wall mounted lighting.

### FIRST FLOOR LANDING

Having access to roof space, coved cornice, radiator, ceiling light point.

### BEDROOM ONE

9' 11" (maximum) x 9' 4" (maximum) (3.02m x 2.84m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail and shelving within.



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### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, shower cubicle with wall mounted mains fed shower within, pedestal wash hand basin, radiator, ceiling recessed lighting, electric shaver point, extractor fan, obscure glazed window to front elevation, built-in airing cupboard housing the hot water cylinder within.

### BEDROOM TWO

9' 8" x 6' 9" (2.95m x 2.06m)

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

### BEDROOM THREE

8' 0" x 8' 10" (2.44m x 2.69m)

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

### BATHROOM

Being fitted with a three piece suite comprising panelled bath, WC, pedestal wash hand basin, radiator, ceiling recessed lighting, extractor fan, obscure glazed window.

### EXTERIOR

The property has a driveway to the left hand side, giving access to the: -

### SINGLE GARAGE

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

### REAR GARDEN

Enjoying an approximate south facing aspect and comprising a paved seating and sections of lawn. The garden houses a timber shed and is fully enclosed by fencing.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

18062025/29180212/MAT





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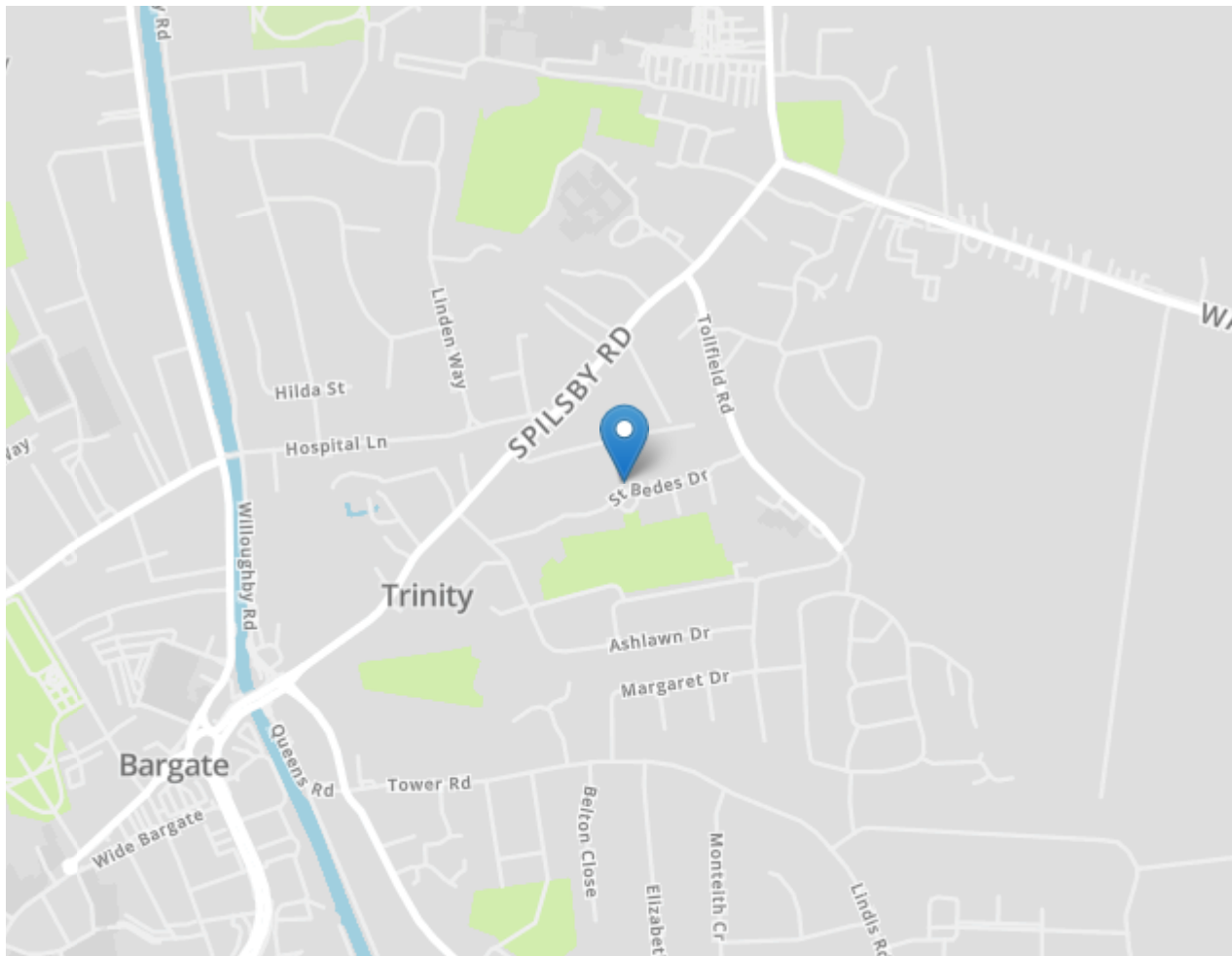
## AGENT'S NOTES

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.

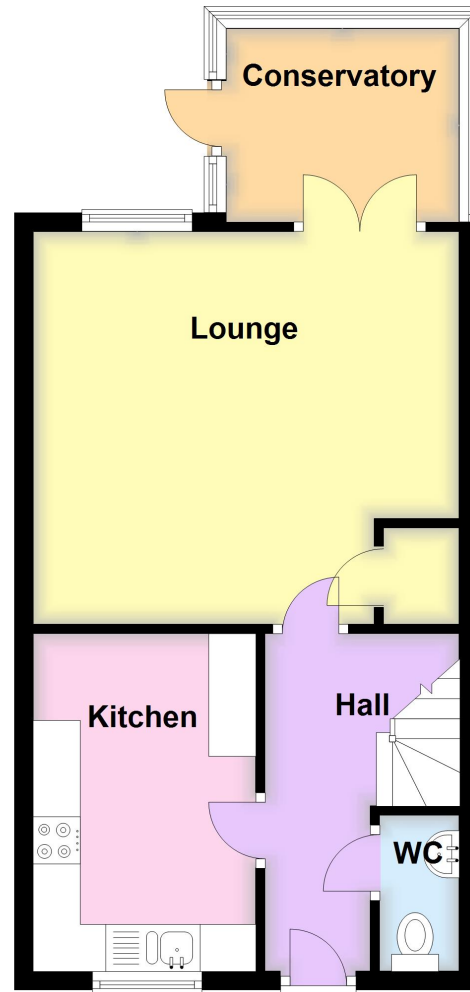


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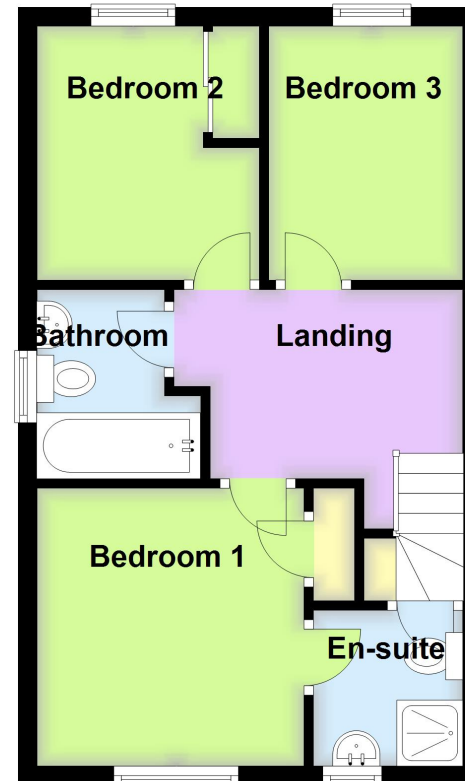
## Ground Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



## First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 76.3 sq. metres (820.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(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	