



£390,000

1 Blue Cedar Drive, Boston, Lincolnshire PE21 9BF

SHARMAN BURGESS

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PE21 9BF
£390,000 Freehold

ACCOMMODATION

RECEPTION HALL

12' 6" (maximum) x 10' 9" (maximum including staircase) (3.81m x 3.28m)

Having partially obscure glazed front entrance door, engineered Oak flooring, staircase leading off, under stairs storage cupboard, ceiling light point, wall mounted door chime, radiator.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with mixer tap and tiled splashback, push button WC, radiator, ceiling light point, obscure glazed window to front aspect.

A highly impressive detached property situated in a popular residential location extremely close to the Pilgrim Hospital. Being extremely well appointed throughout with accommodation comprising a reception hall, spacious lounge with feature fireplace, snug/office, large kitchen diner, utility room and ground floor cloakroom. To the first floor are four bedrooms, with bedrooms one and two both having en-suite shower rooms, and a family bathroom. Further benefits include a block paved driveway, detached double garage and enclosed garden to the rear with bespoke summerhouse included, gas central heating and uPVC double glazing. Internal inspection of this property comes highly recommended by the agent not only to fully appreciate its position but also the quality of accommodation on offer.



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LOUNGE

21' 4" (maximum) x 14' 6" (maximum) (6.50m x 4.42m)

This spacious room benefits from engineered Oak flooring, two windows to front aspect, three radiators, two ceiling light points, large feature log effect electric fireplace with housing for TV above, French doors lead to the rear garden.

SNUG/OFFICE

10' 9" x 8' 5" (3.28m x 2.57m)

Having double doors leading to the garden, engineered Oak flooring, ceiling light point, radiator.

KITCHEN DINER

21' 3" (maximum) x 15' 4" (maximum) (6.48m x 4.67m)

This spacious kitchen diner comprises counter tops with matching upstands and tiled splashbacks, inset stainless steel one and half bowl sink and drainer with mixer tap, an extensive range of base level storage units, drawer units and matching eye level wall units, integrated appliances including fridge freezer, dishwasher, waist height Bosch oven and grill with combination microwave oven and grill above, four ring gas hob with glass splashback and illuminated stainless steel fume extractor above, window to rear aspect, two windows to front aspect, ceiling recessed lighting, tiled floor, three radiators, additional ceiling light point to dining area, wall mounted electric fuse box.



**SHARMAN
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UTILITY ROOM

8' 1" x 5' 4" (2.46m x 1.63m)

Having counter top, stainless steel sink and drainer with mixer tap, base level storage unit, plumbing for automatic washing machine, space for condensing tumble dryer, tiled floor, radiator, ceiling light point, extractor fan, window to side aspect, rear entrance door, wall mounted unit housing the Vaillant gas central heating boiler.

FIRST FLOOR LANDING

Having ceiling light point, access to roof space.

BEDROOM ONE

18' 9" (maximum into entrance area) x 11' 5" (maximum) (5.71m x 3.48m)

Having window to rear aspect, two radiators, ceiling light point, TV aerial point.

EN-SUITE SHOWER ROOM

Being well appointed and comprising a double shower area with fitted shower screen and wall mounted Mira digital shower within with ceiling mounted rain effect head and further hand held shower attachment, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath and mirrored medicine cabinet above, tiled floor, fully tiled walls, obscure glazed window to rear aspect, ceiling recessed lighting, extractor fan, heated towel rail, electric shaver point.

BEDROOM TWO

22' 2" (maximum) x 9' 6" (maximum) (6.76m x 2.90m)

Having two windows to front aspect, two radiators, ceiling light point, built-in double wardrobe with hanging rail within, built-in airing cupboard housing the hot water cylinder.



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EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, shower cubicle with fitted shower screen and rain effect shower head and further hand held shower attachment within, heated towel rail, electric shaver point, obscure glazed window to front aspect, ceiling recessed lighting, extractor fan.

BEDROOM THREE

12' 5" (maximum) x 13' 6" (maximum) (3.78m x 4.11m)

Having two windows to front aspect, two radiators, ceiling light point.

BEDROOM FOUR

8' 7" x 11' 7" (2.62m x 3.53m)

Currently used as an office. Having window to rear aspect, radiator, ceiling light point.

FAMILY BATHROOM

7' 0" x 5' 4" (2.13m x 1.63m)

Being fitted with a three piece suite comprising panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, push button WC, heated towel rail, walls tiled to approximately half height, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect, electric shaver point.

EXTERIOR

The property is approached via double five bar gates over a block paved driveway which provides ample off road parking and hardstanding as well as vehicular access to the double garage. The driveway is served by outside lighting. The front garden is predominantly laid to lawn, with paved access leading to the front entrance door with entrance porch and light within. Gated access leads to the rear garden.



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DETACHED DOUBLE GARAGE

19' 8" (maximum) x 19' 7" (maximum) (5.99m x 5.97m)
Having two up and over doors, served by power and lighting, personnel door to rear garden. Set within the rear left hand corner of the garage is an additional: -

STORAGE AREA

5' 3" x 7' 0" (1.60m x 2.13m) included in overall measurement of double garage above.
With power and lighting within. This area makes an ideal space for fridges and freezers.

REAR GARDEN

The rear garden is initially laid to a paved patio seating area providing entertaining space, with matching paved pathway leading down each side of the garden and across the rear. There is a central lawned area with well stocked flower and shrub borders. To the rear of the garage is an area with gravelled pathway used for the cultivation of fruit and vegetables by the current vendor. The garden is fully enclosed by fencing and served by an outside tap and lighting. The garden also houses a: -

BESPOKE SUMMERHOUSE

Providing an ideal space to relax within the garden and benefitting from double glazed windows, double doors, served by power and lighting.

AGENT'S NOTE

Prospective purchasers are advised that there is an annual service charge of approx £340 payable each financial year to Preim Property Management for the upkeep and maintenance of unadopted roads, walkways and communal areas.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The property is served by owned solar panels which contribute to reduced electricity bills.

REFERENCE

28082024/28117038/JEF



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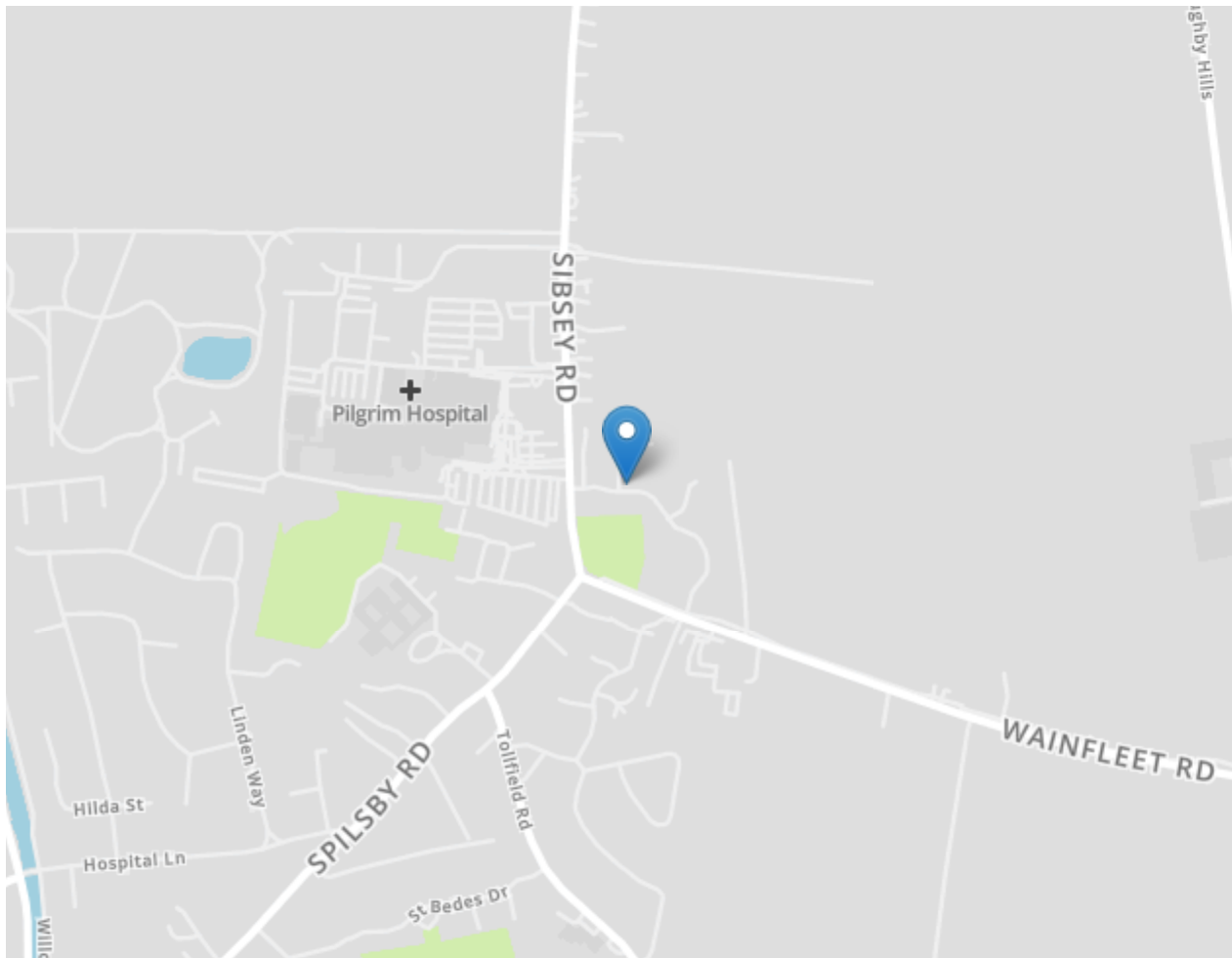
AGENT'S NOTES

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.

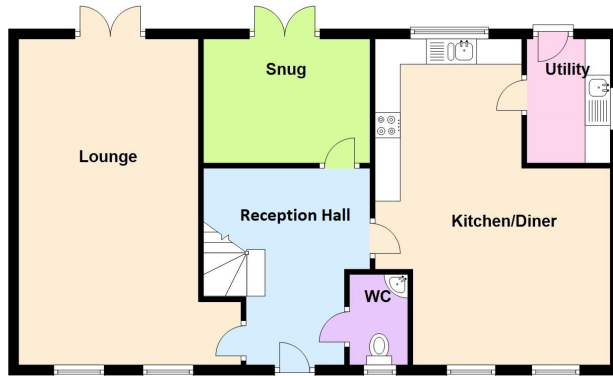
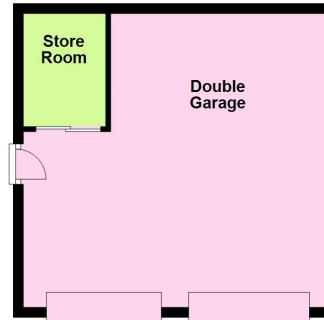
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

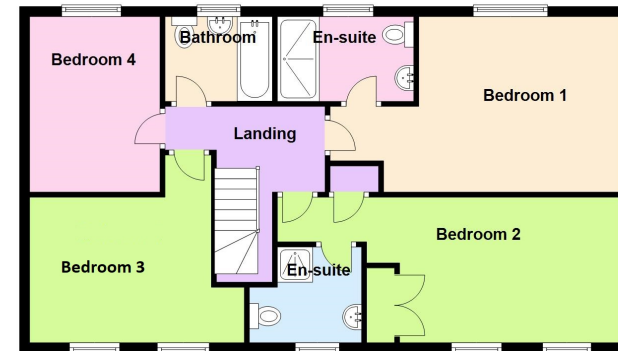


SHARMAN BURGESS

Ground Floor
Approx. 111.6 sq. metres (1200.9 sq. feet)



First Floor
Approx. 76.4 sq. metres (822.2 sq. feet)



Total area: approx. 188.0 sq. metres (2023.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(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	