



£279,950

6 Buckingham Close, Fishtoft, Boston, Lincolnshire PE21 9QB

SHARMAN BURGESS

**6 Buckingham Close, Fishtoft, Boston,
Lincolnshire PE21 9QB
£279,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panels, staircase rising to first floor, radiator, coved cornice, ceiling light point.

LOUNGE

16' 4" x 10' 10" (4.98m x 3.30m)

Having window to front elevation, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround, glazed double doors through to:-

A well presented four bedroomed detached property situated in a popular area close to schools and the Pilgrim Hospital. Accommodation comprises an entrance hall, lounge, dining room, conservatory, kitchen, utility room, ground floor cloakroom, four bedrooms arranged off a first floor landing, en-suite to bedroom one and a family bathroom. Further benefits include gas central heating, uPVC double glazing, driveway, single garage and enclosed gardens to the rear.



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DINING ROOM

10' 10" x 10' 0" (3.30m x 3.05m)

Having radiator, coved cornice, ceiling light point, door from kitchen.

CONSERVATORY

10' 10" x 13' 3" (3.30m x 4.04m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having ceiling light point incorporating fan, tiled floor, French doors leading out to the rear garden.

KITCHEN

10' 4" (maximum) x 10' 0" (maximum) (3.15m x 3.05m)

Having roll edge work surfaces with inset one and half bowl sink and drainer with mixer tap, tiled splashbacks, range of base level storage units, drawer units and matching eye level wall units, integrated double oven and grill, four ring electric hob with stainless steel extractor above, integrated dishwasher, integrated fridge and integrated freezer, window to rear elevation, ceiling light point, radiator.

UTILITY ROOM

Having counter top, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted Ideal gas central heating boiler, window to rear elevation, obscure glazed entrance door, ceiling light point, extractor fan, radiator.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with tiled splashback, WC, radiator, obscure glazed window to side elevation, ceiling light point.

FIRST FLOOR LANDING

Having coved cornice, ceiling light point, access to loft, radiator, airing cupboard housing the hot water cylinder and slatted linen shelving within.



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BEDROOM ONE

11' 11" x 10' 10" (3.63m x 3.30m)

Having window to front elevation, radiator, ceiling light point.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted electric shower within and fitted shower screen, WC, pedestal wash hand basin with mixer tap, heated towel rail, electric shaver point, extractor fan, ceiling light point, walls tiled to approximately half height, obscure glazed window.

BEDROOM TWO

15' 8" (maximum into recess) x 11' 2" (4.78m x 3.40m)

Having window to front elevation, radiator, ceiling light point.

BEDROOM THREE

11' 6" x 8' 9" (3.51m x 2.67m)

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

BEDROOM FOUR

9' 7" (maximum) x 9' 3" (maximum) (2.92m x 2.82m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, WC, radiator, walls tiled to approximately half height, extended splashbacks, electric shaver point, extractor fan, ceiling light point, obscure glazed window to rear elevation.

EXTERIOR

To the front, the property is approached over a block paved driveway which provides off road parking. There is a lawned front garden and Beech hedging to the front boundary. The driveway provides vehicular access to the: -

SINGLE GARAGE

16' 6" x 8' 8" (5.03m x 2.64m)

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

REAR GARDEN

Being laid initially to paved patio seating area with further slate hardstanding section. The remainder of the garden is laid to lawn and houses a timber shed. The garden is served by an external tap and lighting and enclosed by fencing and hedging to the boundaries.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

01042025/28894090/WHI



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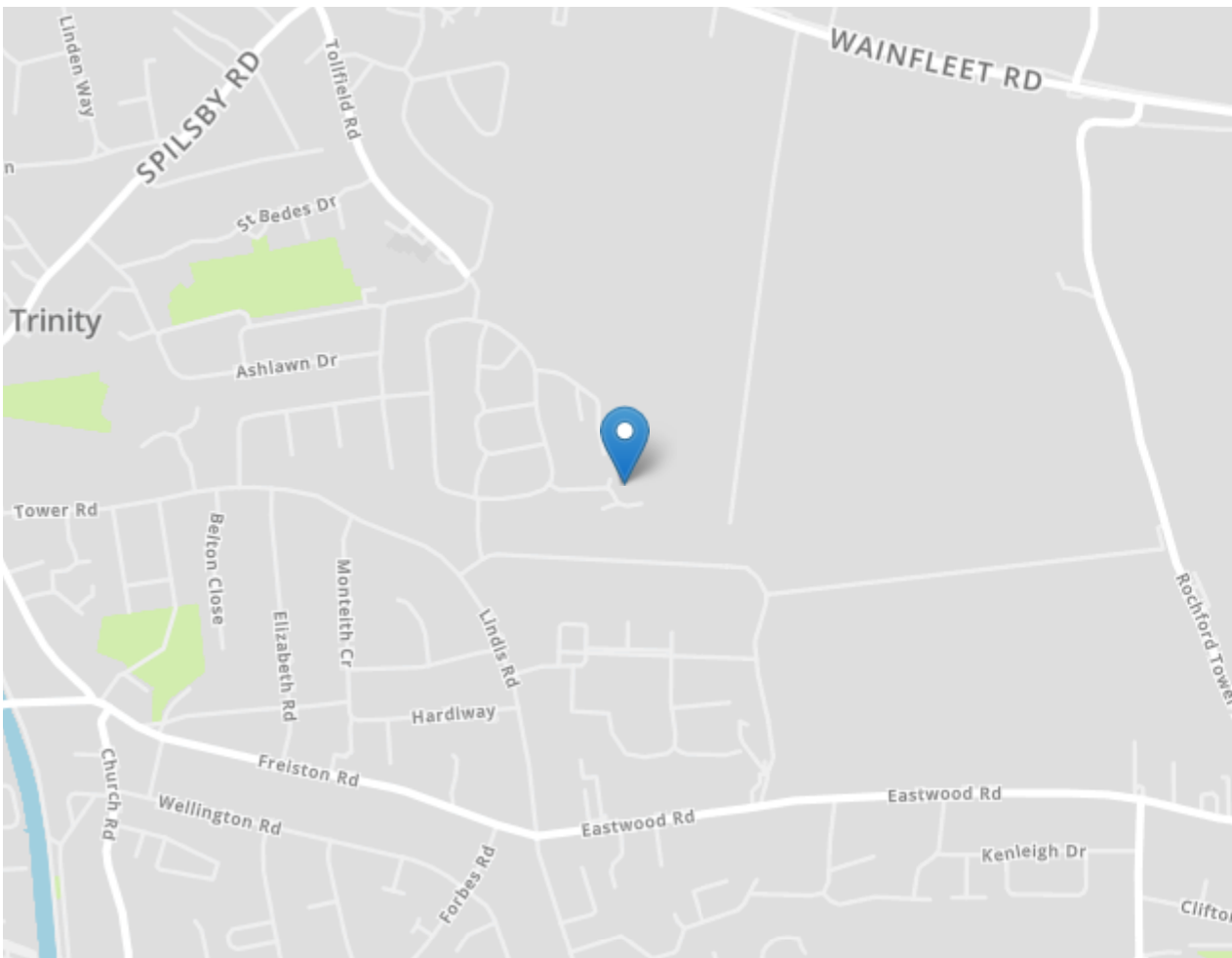
AGENT'S NOTES

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.

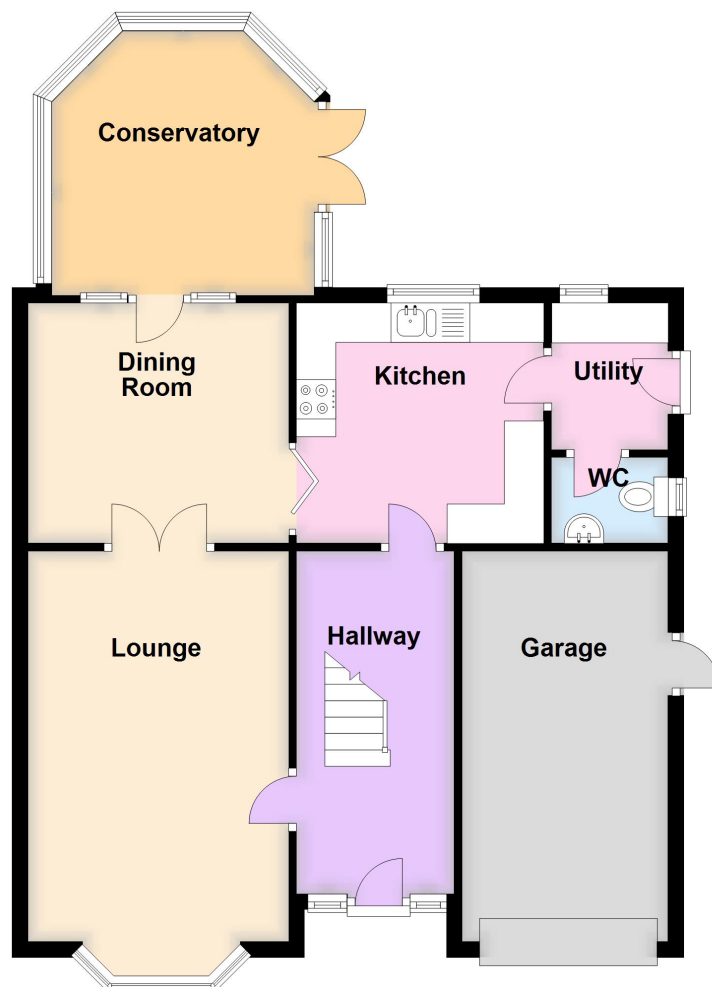
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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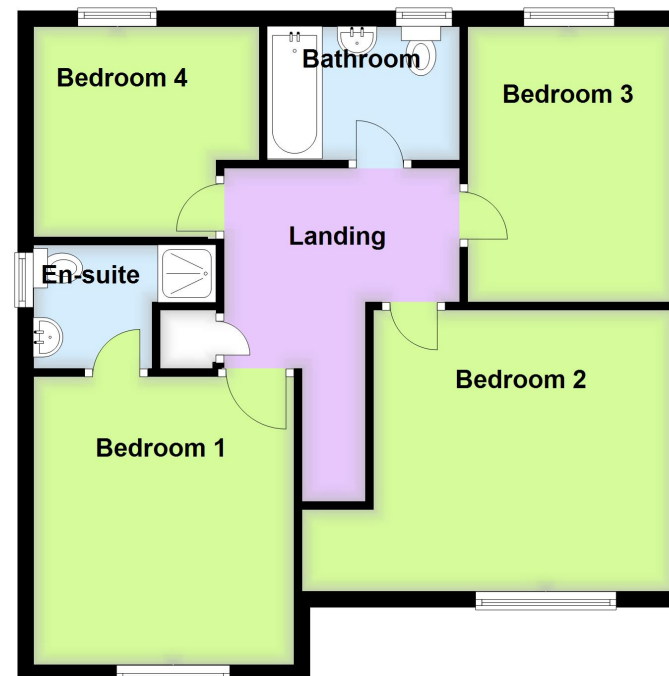
Ground Floor

Approx. 75.4 sq. metres (811.2 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.4 sq. feet)



Total area: approx. 136.6 sq. metres (1470.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C	71	
(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		