



£199,950

39 Rosebery Avenue, Boston, Lincolnshire PE21 7QR

SHARMAN BURGESS

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PE21 7QR
£199,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, access to loft space, ceiling light point.

KITCHEN

10' 8" x 10' 10" (3.25m x 3.30m)

Having counter tops, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated fridge and freezer, integrated oven and grill, four ring gas hob, illuminated stainless steel fume extractor, plumbing for automatic washing machine, ceiling recessed lighting, window to side elevation, radiator, archway through to inner hallway, archway through to: -



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OFFICE/DINING ROOM

8' 1" x 8' 10" (2.46m x 2.69m)

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

INNER HALLWAY

7' 10" x 4' 1" (2.39m x 1.24m)

Having radiator, ceiling light point, door to: -

BATHROOM

7' 9" x 6' 5" (2.36m x 1.96m)

Being fitted with a four piece suite comprising shower cubicle with wall mounted electric shower within, WC, wash hand basin with mixer tap, panelled bath with mixer tap, obscure glazed window to side elevation, ceramic tiled floor, ceiling light point, heated towel rail.

LOUNGE

14' 9" x 10' 7" (4.50m x 3.23m)

Having French doors leading to the rear garden, window to side elevation, radiator, ceiling light point, TV aerial point.

BEDROOM ONE

13' 9" (maximum into bay window) x 10' 0" (4.19m x 3.05m)

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

BEDROOM TWO

9' 0" (maximum) x 11' 10" (maximum) (2.74m x 3.61m)

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

BEDROOM THREE

9' 9" (maximum) x 8' 2" (maximum) (2.97m x 2.49m)

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



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking. Gated access leads to the side of the property, with granite gravelled section and paved pathway leading to the rear garden, outside tap, lighting and EV car charging point.

The rear garden initially comprises a paved patio seating area leading to extensive lawns extending to the rear. The garden is fully enclosed by fencing and houses a:-

WOODEN OUTBUILDING

17' 7" (internal measurement) x 10' 0" (internal measurement) (5.36m x 3.05m)
Having double doors, concrete floor and a window.

To the rear is a further adjoining garden shed.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

29012025/28675288/COO



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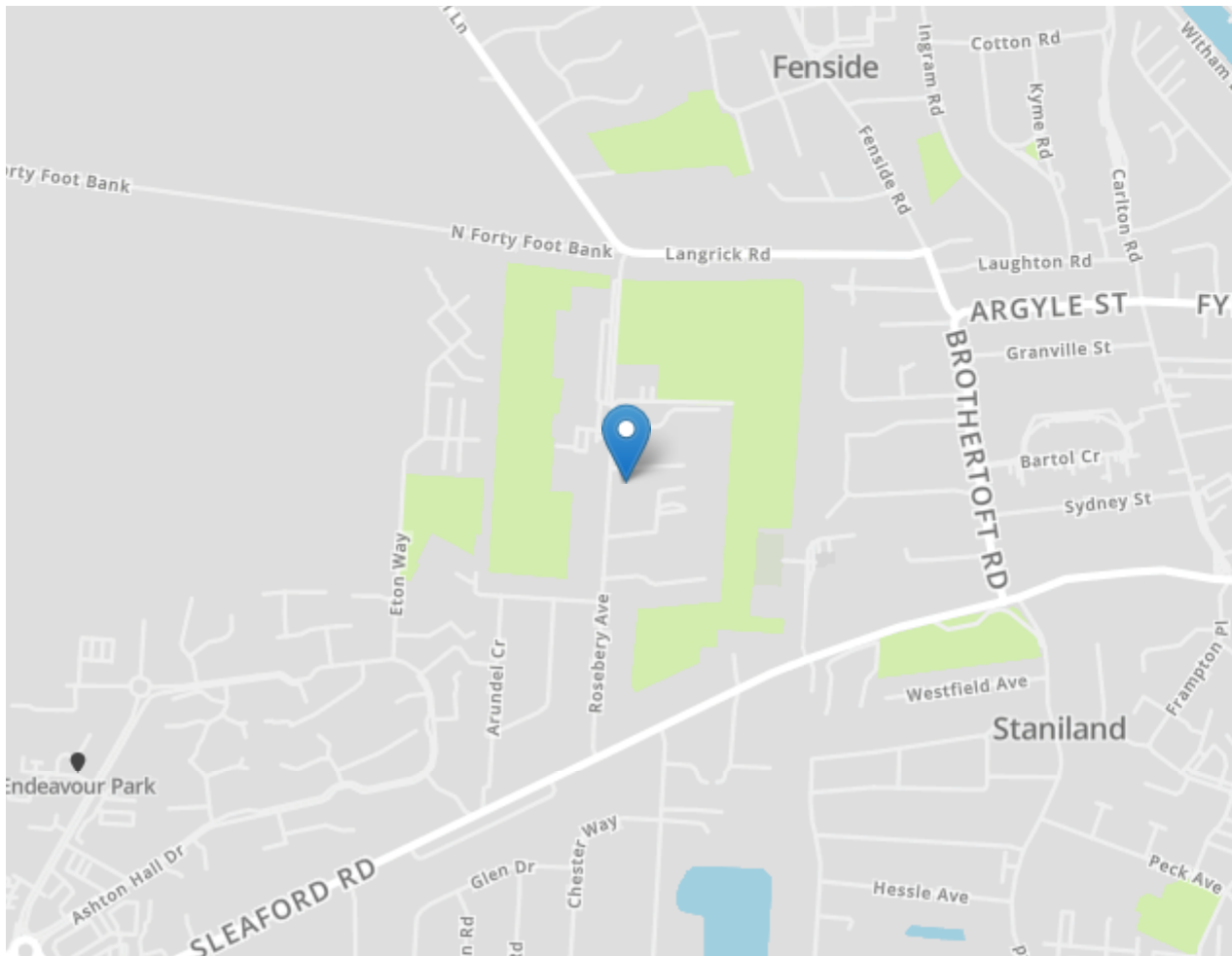
AGENT'S NOTES

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. 74.1 sq. metres (797.9 sq. feet)



Total area: approx. 74.1 sq. metres (797.9 sq. feet)




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	50	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	88
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC



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