



£290,000

31 Garfits Lane, Boston, Lincolnshire PE21 7EU

SHARMAN BURGESS

31 Garfits Lane, Boston, Lincolnshire
PE21 7EU
£290,000 Freehold

Sitting on a plot size of approximately 0.4 Acres (s.t.s) and enjoying views over Garfits playing field is this four bedroom detached property with accommodation comprising a kitchen diner, breakfast room, lounge, utility room, ground floor WC, further four piece ground floor bathroom. To the first floor are four good sized bedrooms. Further benefits include a timber garage, driveway and gas central heating.

ACCOMMODATION

KITCHEN DINER

20' 5" (maximum measurement) x 10' 7" (6.22m x 3.23m)
With dual aspect windows, partially glazed entrance door, two radiators, three ceiling light points. The kitchen area comprises counter tops with inset stainless steel double sink with drainer and mixer tap, range of base level storage units and wall mounted storage options, space for electric cooker, space for standard height fridge of freezer.

BREAKFAST ROOM

11' 9" x 8' 9" (3.58m x 2.67m) (both maximum measurements)
With window, ceiling light point, radiator, built-in under stairs storage cupboard with obscure glazed window within.



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LOUNGE

11' 9" x 9' 3" (3.58m x 2.82m) (both maximum measurements)
 With radiator, ceiling light point, fireplace with space for electric fire, tiled hearth and display mantle surround.

INNER HALLWAY

Accessed from the breakfast room. With ceiling light point.

UTILITY

8' 6" x 8' 4" (2.59m x 2.54m)
 With stainless steel sink with double drainer, base level storage units, plumbing for automatic washing machine, space for condensing tumble dryer, space for twin height fridge or freezer, wall mounted coat hooks, ceiling mounted strip light, window, door leading to the exterior.

GROUND FLOOR CLOAKROOM

With a two piece suite comprising a WC and wash hand basin.
 Obscure glazed window, ceiling light point.

LARGE GROUND FLOOR FAMILY BATHROOM

11' 10" x 8' 10" (3.61m x 2.69m)
 With a four piece suite comprising a shower cubicle with wall mounted shower within, panelled bath, WC, pedestal wash hand basin, radiator, two ceiling light points and dual aspect windows.

FIRST FLOOR LANDING

With window, radiator, two ceiling light points.



**SHARMAN
 BURGESS** Est 1996

BEDROOM ONE

10' 7" x 9' 4" (3.23m x 2.84m) (both maximum measurements)

With window, radiator, coved cornice, ceiling light point, built-in boiler cupboard housing the Glow Worm combination gas central heating boiler, built-in wardrobes with sliding doors and overhead storage lockers.

BEDROOM TWO

10' 9" x 11' 9" (3.28m x 3.58m)

With dual aspect windows, radiator, ceiling light point.

BEDROOM THREE

10' 4" x 8' 6" (3.15m x 2.59m) (both maximum measurements)

With window, radiator, coved cornice, ceiling light point.

BEDROOM FOUR

8' 9" x 8' 6" (2.67m x 2.59m) (both maximum measurements)

With window, radiator, ceiling light point.

EXTERIOR

The property is accessed from Garfits Lane onto a driveway which provides hardstanding and gives access to the timber single garage. The property is set well back from the road and benefits from a plot size of approximately 0.4 Acres (s.t.s) and has a long pathway leading down to the house itself, flanked on either side by gardens containing a variety of vegetable patches. There are also flower and shrub borders and the gardens to continue to both the side and rear of the property. The rear garden benefits from a raised pond, the former site of a large greenhouse, lawned rear garden and a range of garden sheds and greenhousing. Within the grounds are also a variety of fruit trees. The property's boundaries are denoted by a mixture of fencing and hedging and the gardens are served by outside lighting.

SERVICES

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

REFERENCE

26102022/RED



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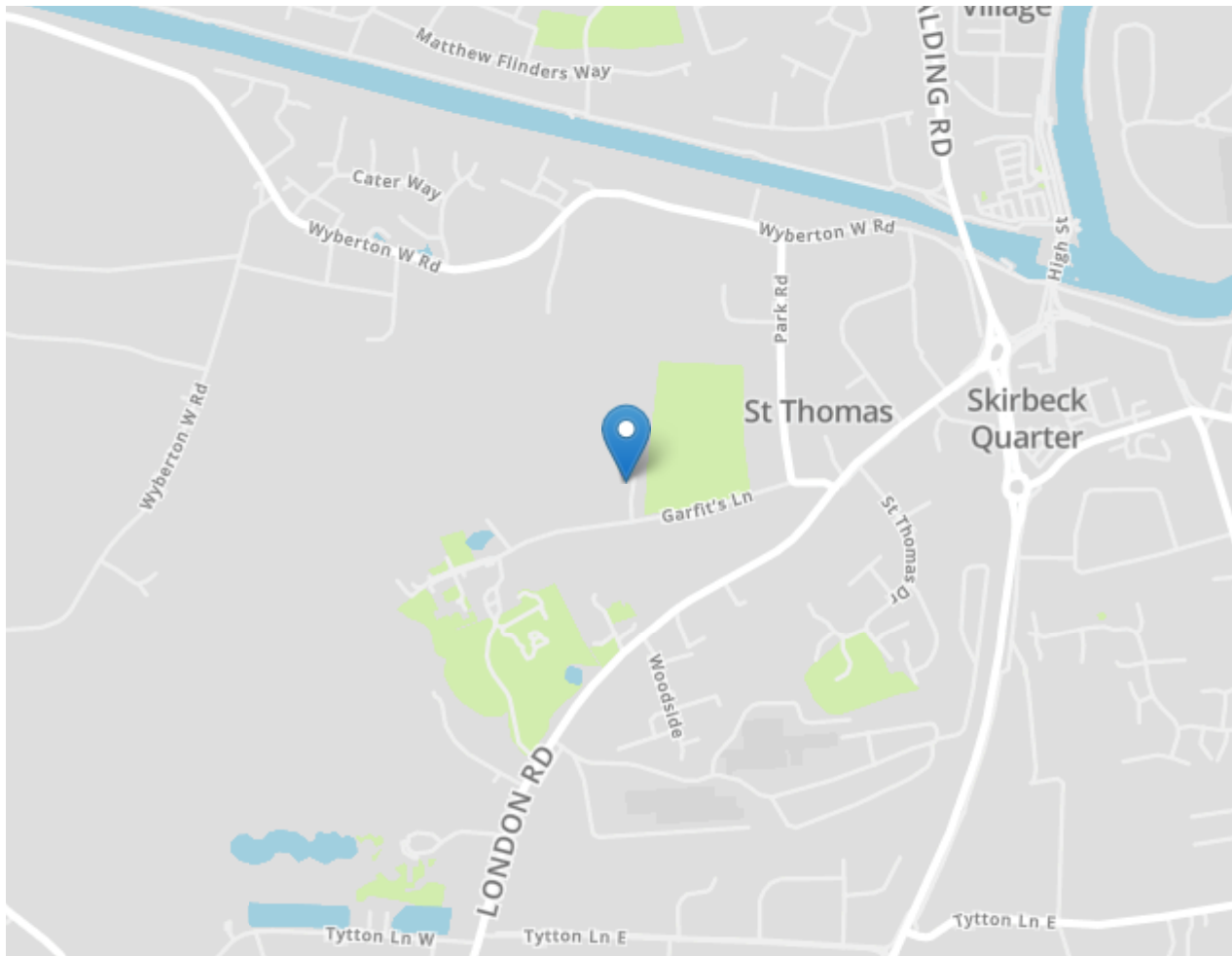
AGENT'S NOTES

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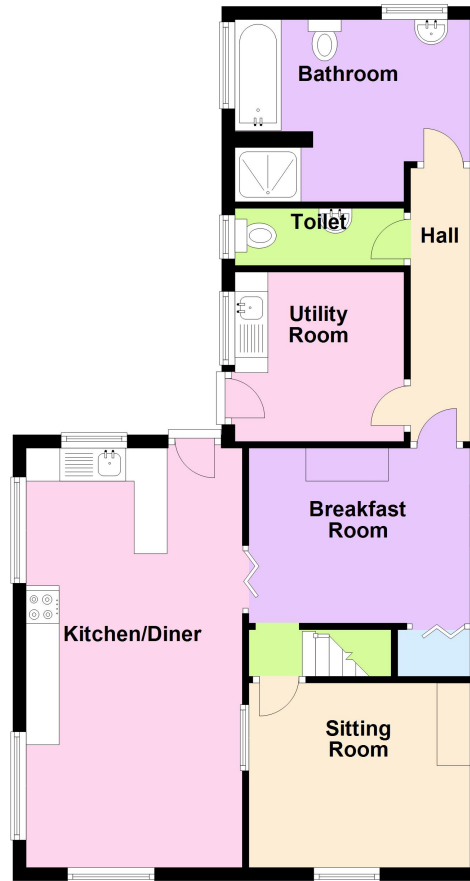
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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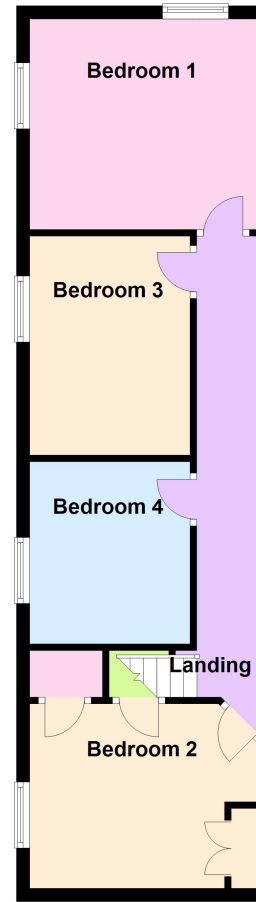
Ground Floor

Approx. 65.8 sq. metres (708.5 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 111.3 sq. metres (1197.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	