



SHARMAN
BURGESS
FOR SALE
01205 361161

No. 8

8
7

£99,950

8 Bladon Estate, Fishtoft, Boston, Lincolnshire PE21 0QZ

SHARMAN BURGESS

**8 Bladon Estate, Fishtoft, Boston,
Lincolnshire PE21 0QZ
£99,950 Leasehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, obscure glazed window, staircase rising to first floor, doors to: -

WALK-IN STORAGE AREA

Having obscure glazed window to front elevation.

CLOAKROOM/STORE

10' 10" (maximum into recess) x 6' 0" (maximum) (3.30m x 1.83m)

Having window to front elevation, ceiling light point, wall mounted coat hooks, wall mounted gas meter and wall mounted electric fuse box.



SHARMAN BURGESS



FIRST FLOOR LANDING

Having window to side elevation, two ceiling light points, radiator, access to loft, wall mounted central heating thermostat, fitted cupboard with hanging rail within.

KITCHEN

10' 0" (maximum) x 8' 10" (maximum) (3.05m x 2.69m)
Having been refitted by the current vendor and comprising counter tops with stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, matching wall units, integrated oven and grill, four ring electric hob with illuminated fume extractor above, integrated washing machine, integrated fridge and integrated freezer, window to front elevation, radiator, coved cornice, ceiling light point.

LOUNGE

12' 4" (maximum) x 15' 0" (maximum) (3.76m x 4.57m)
Having window to rear elevation, radiator, ceiling light point, log effect electric fireplace with fitted inset and hearth and display surround, built-in boiler cupboard housing the Worcester gas central heating boiler.

BEDROOM ONE

15' 0" (maximum into entrance area) x 10' 6" (maximum including built-in wardrobes) (4.57m x 3.20m)
Having window to rear elevation, radiator, coved cornice, ceiling light point, range of fitted bedroom furniture including bedside cabinets with drawers, bedside shelving, overhead storage lockers and built-in wardrobes. There are two further sets of built-in wardrobes with hanging rails within.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 3" (maximum) x 9' 5" (maximum) (3.73m x 2.87m)

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

BATHROOM

Being fitted with a modern three piece suite comprising P shaped bath with wall mounted mixer tap and wall mounted mains fed shower above and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC, heated towel rail, tiled floor, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to front elevation.

EXTERIOR

The property benefits from a rear garden, which is accessed via a gate and comprises block paved areas. The garden is enclosed by fencing.

TENURE

Leasehold. The Lease is for a period of 125 years and commenced on 14th November 1988. The property carries a current service charge of £20.44 per calendar month payable to Lincolnshire Housing Partnership.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

02052025/28988187/ALL



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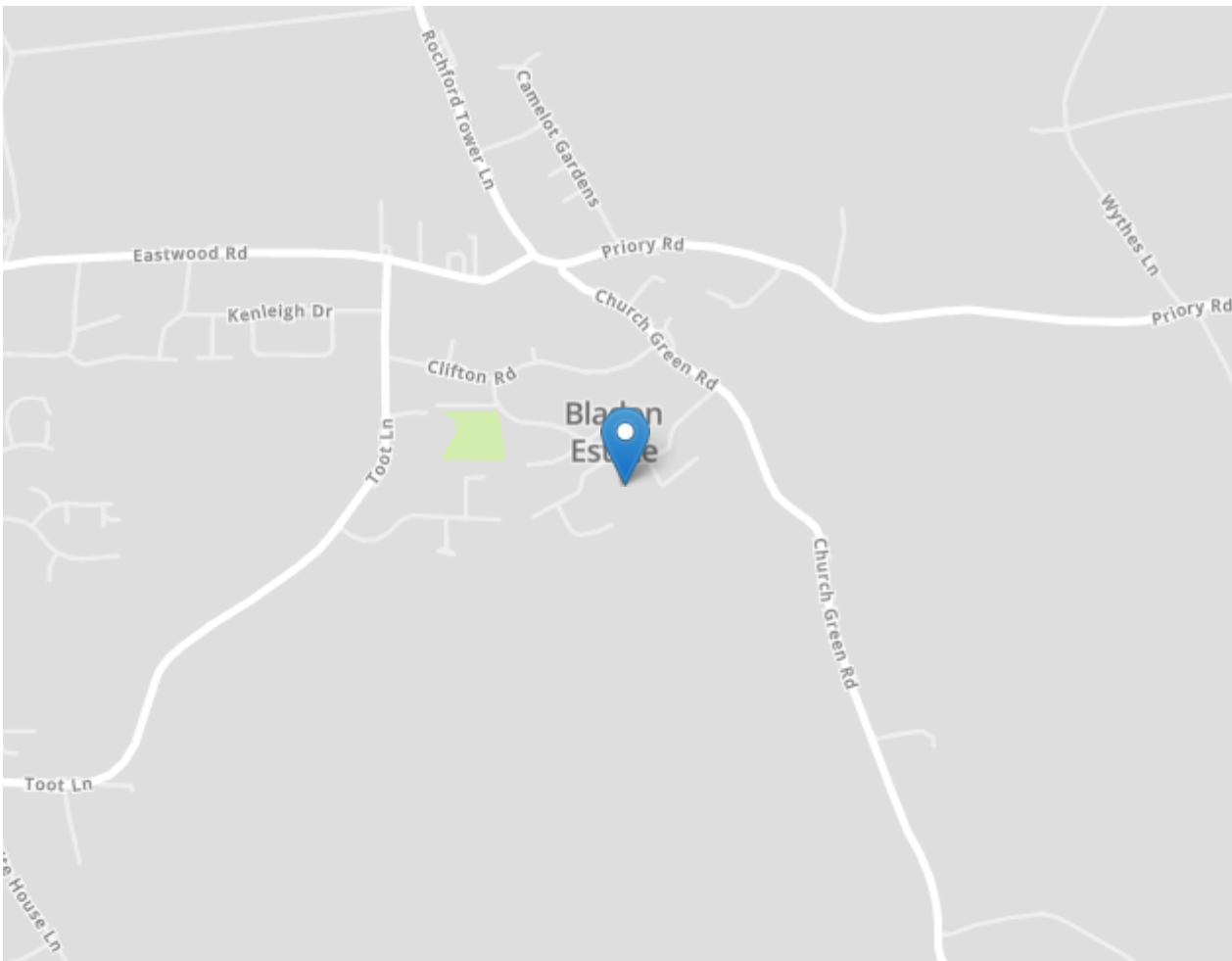
AGENT'S NOTES

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.

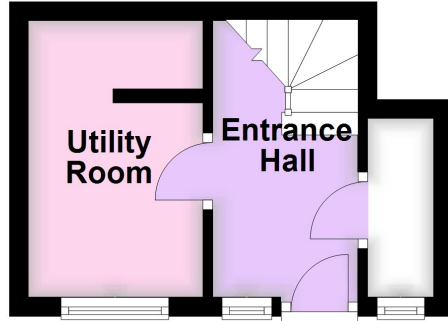


SHARMAN BURGESS

First Floor
Approx. -0.4 sq. metres (-4.8 sq. feet)



Ground Floor
Approx. 11.5 sq. metres (123.6 sq. feet)



Total area: approx. 11.0 sq. metres (118.7 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		