



SHARMAN
BURGESS
For Sale
01205 244444

10

£179,950

10 Witham Gardens, Boston, Lincolnshire PE21 8PP

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PE21 8PP
£179,950 Freehold

ACCOMMODATION:

Having a partially obscure glazed front entrance door with leaded light and coloured glass detailing leading into the:-

HALLWAY

Having a staircase leading off to the first floor, wooden floor, under stairs cupboard providing storage space, radiator, coved cornice and two ceiling light points.

DOWNSTAIRS CLOAKROOM

Comprising a two piece suite with push button wc and wash hand basin. Fully tiled walls, radiator, obscure glazed window and ceiling light point.

Situated in a cul-de-sac location and being well presented throughout this three bedroom semi detached property has accommodation comprising entrance hall, lounge, dining room, sun/garden room and kitchen. Downstairs cloakroom with the first floor having three bedrooms and family bathroom. Further benefits include driveway, gated access leading to a single garage with the property being served with gas central heating and enclosed garden to the rear.



SHARMAN BURGESS



LOUNGE

13' 7" (maximum measurement into bay window) x 11' 4" (maximum measurement including the chimney breast) (4.14m x 3.45m)

Having a feature bay window to the front aspect, radiator, coved cornice, ceiling light point, living flame coal effect electric fire with fitted hearth and display surround and television aerial point.

DINING ROOM

11' 9" x 11' 5" (3.58m x 3.48m)

Having a radiator, coved cornice and ceiling light point with an archway leading to:-

KITCHEN

14' 4" x 5' 4" (4.37m x 1.63m)

Having roll edge work surfaces with matching upstand and tiling above, inset one and half ceramic sink and drainer with mixer tap with a range of base level storage units, drawer units, and matching eye level wall units. Space for standard height fridge, standard height freezer and plumbing for automatic washing machine with space for electric oven with fume extractor above. Wall mounted Viessmann gas central heating boiler, window to the rear aspect, obscure glazed window to the side aspect, coved cornice and two ceiling light points.

GARDEN/SUN ROOM

12' 8" x 9' 6" (3.86m x 2.90m)

Being of brick and UPVC double glazed construction with a solid ceiling and French doors leading out to the rear garden. Ceiling light point and power point.

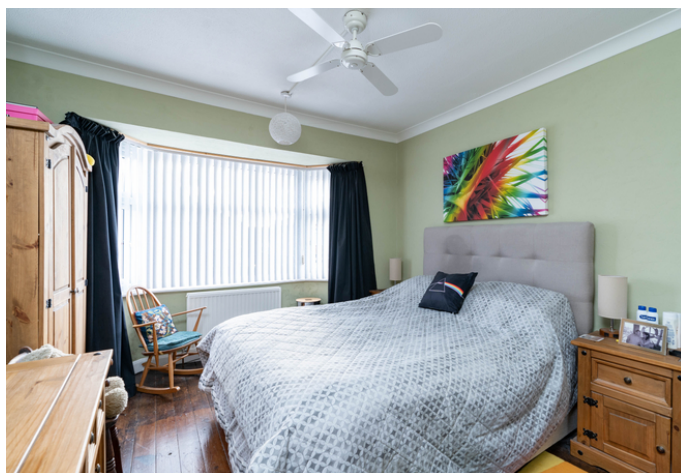
FIRST FLOOR LANDING

Having a window to the side aspect and ceiling light point.

BEDROOM ONE

13' 7" x 11' 4" (4.14m x 3.45m) (both maximum measurements)

Having a bay window to the front aspect, wooden flooring, radiator, coved cornice, ceiling light point and ceiling mounted fan.



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BEDROOM TWO

11' 10" x 10' 5" (3.61m x 3.17m) (both maximum measurements)

Having a window to the rear aspect, radiator, coved cornice, ceiling light point and built in linen cupboard.

BEDROOM THREE

8' 9" x 6' 4" (2.67m x 1.93m)

Having a window to the rear aspect, radiator, picture rail, ceiling light point and access to the roof space.

BATHROOM

Comprising a three piece suite with push button wc, wash hand basin with mixer tap and vanity unit beneath, panel bathe with wall mounted mains fed shower. Heated towel rail, coved cornice, ceiling light point, extractor fan and obscure glazed window.

EXTERIOR

To the front the property is approached over a drop kerb leading to the driveway which extends to both the front and side of the property providing off road parking with gated access to the side leading to the remainder of the driveway providing additional parking space giving vehicular access to the single garage.

GARAGE

Having up and over doors is served by both power and lighting, window and personnel door leading to the garden.

REAR GARDEN

Being well maintained with a central lawned area, beds and borders containing shrubs, is enclosed with a mixture of fencing and hedging and is served with outside light.

SERVICES

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

REFERENCE

190122/PIC



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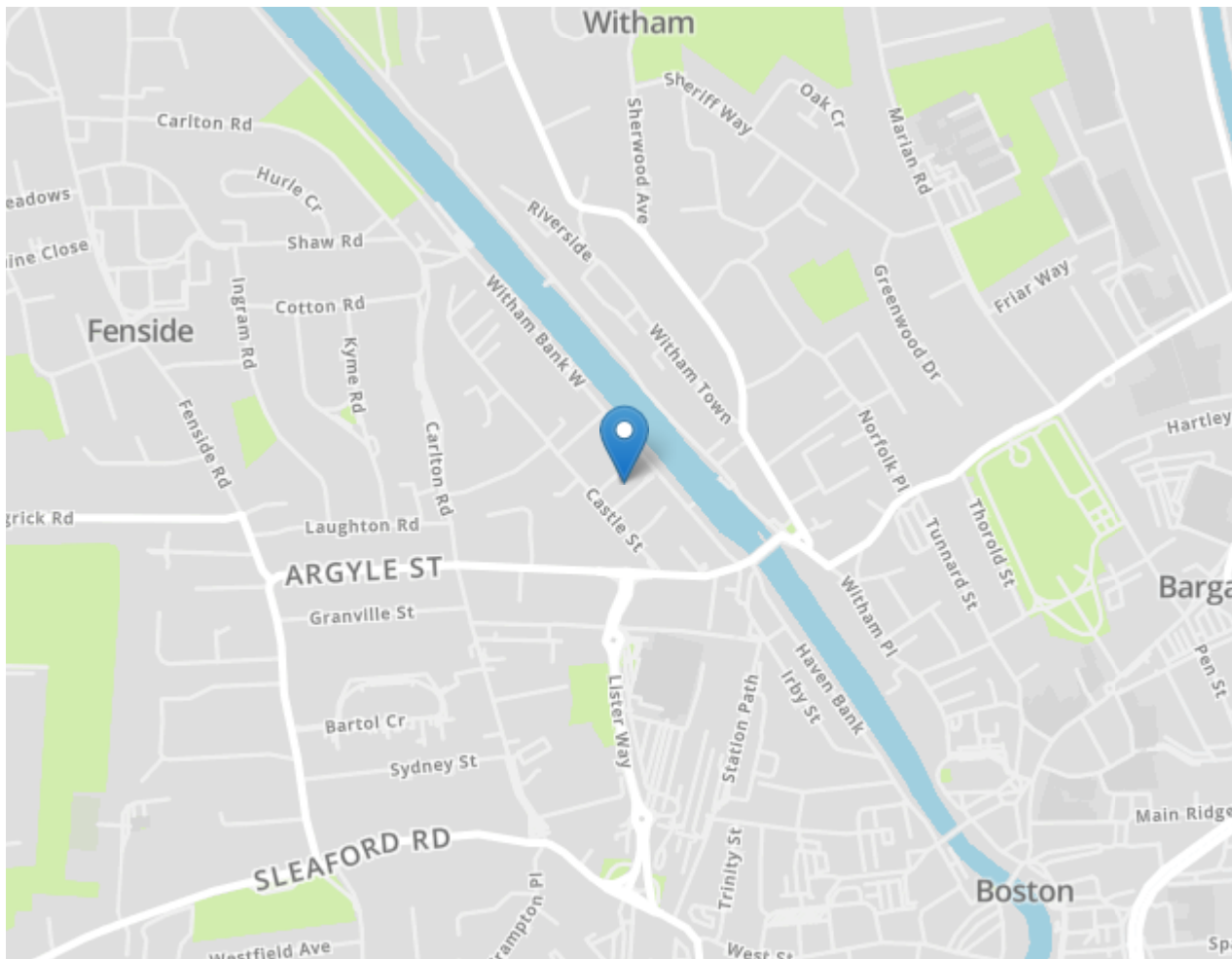
AGENT'S NOTES

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.

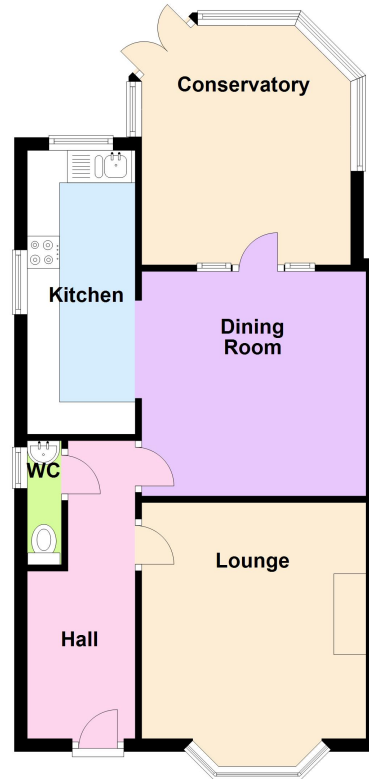
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

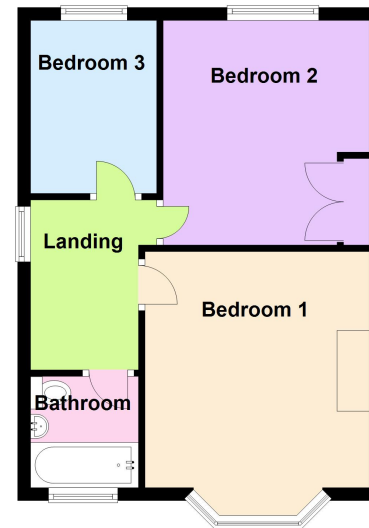


SHARMAN BURGESS

Ground Floor
Approx. 53.2 sq. metres (572.4 sq. feet)



First Floor
Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 91.4 sq. metres (984.3 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		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	