



**SHARMAN  
BURGESS** Est 1996  
**For Sale**  
01205 361161

**£165,000**

25 Saundergate Lane, Boston, Lincolnshire PE21 7BX

**SHARMAN BURGESS**

**25 Saundergate Lane, Boston, Lincolnshire  
PE21 7BX  
£165,000 Freehold**

**ACCOMMODATION**

With double front entrance door leading into the entrance lobby.

**ENTRANCE LOBBY**

With further door with feature stained glass window with leaded light detailing and sunset design leading into the lounge.

**LOUNGE**

14' 9" x 11' 6" (4.50m x 3.51m) (both maximum measurements)  
With bay window to front aspect, two radiators, coved cornice, ceiling light point, additional wall light points, TV aerial point.  
Open plan leading through to the dining room.

Being sold with NO ONWARD CHAIN, this semi-detached property has accommodation comprising a lounge, dining room, kitchen, conservatory/rear entrance, ground floor shower room and separate WC. To the first floor are three bedrooms off the landing. Externally, there are well maintained gardens to the both the front and rear. The property benefits from a good sized garage/workshop, garden shed and greenhouse.



**SHARMAN BURGESS**



#### **DINING ROOM**

12' 7" x 11' 8" (3.84m x 3.56m) (both maximum measurements)  
 With coved cornice, ceiling light point, access to stairs, radiator, built-in airing cupboard with slatted linen shelving within and overhead storage. Wall mounted coal effect gas fireplace with back boiler. Under stairs storage cupboard housing the electric meter and also benefitting from a light point and obscure glazed window.

#### **KITCHEN**

9' 9" x 7' 7" (2.97m x 2.31m) (both maximum measurements)  
 With roll edge work surfaces with tiled splashbacks and inset sink and drainer unit with mixer tap, range of wood fronted base level storage units, drawer units and wall units, space for standard height fridge or freezer, integrated four ring electric hob with fume extractor above and integrated double oven and grill, plumbing for automatic washing machine, ceiling mounted strip light, radiator.

#### **GROUND FLOOR SHOWER ROOM**

With pedestal wash hand basin with mixer tap, shower cubicle with mains fed shower and fitted shower screen, obscure glazed window, ceiling light point, radiator, fully tiled walls, extractor fan, door leading to WC.

#### **GROUND FLOOR WC**

With WC, tiled splashbacks, obscure glazed window, ceiling light point, access to roof space.

#### **REAR ENTRANCE CONSERVATORY**

10' 2" x 6' 4" (3.10m x 1.93m)  
 Of brick and uPVC double glazed construction with polycarbonate roof.



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### FIRST FLOOR LANDING

With window to side aspect, ceiling light point.

### BEDROOM ONE

15' 2" x 9' 8" (4.62m x 2.95m) (both maximum measurements)

With window to front aspect, radiator, ceiling light point.

### BEDROOM TWO

12' 8" x 7' 8" (3.86m x 2.34m) (both maximum measurements)

With window to rear aspect, radiator, ceiling light point, built-in wardrobe with overhead storage locker.

### BEDROOM THREE

9' 8" x 6' 9" (2.95m x 2.06m) (both maximum measurements)

With window to rear aspect, radiator, ceiling light point, built-in over bulkhead storage, access to roof space.

### EXTERIOR

To the front of the property is a shared dropped kerb leading to the a driveway which extends to the front of the property, with shared access leading down the side and giving access to the large garage/workshop. The front garden is well maintained and predominantly laid to lawn, with low level privet hedging to the front boundary and borders containing a variety of flowering roses.

### GARAGE/WORKSHOP

19' 7" x 10' 0" (5.97m x 3.05m) (both maximum internal measurements)

Of brick and fibreglass roof construction. With up and over door, personnel door leading to the garden, served by power and lighting.

### REAR GARDEN

Initially comprising a paved patio seating area served by outside lighting and power, leading to the remainder of the garden which is predominantly laid to lawn, with beds and borders containing plants and shrubs. A pathway leads to the rear section of the garden to where there is a timber shed and a greenhouse, both of which are to be included within the sale.

### SERVICES

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

### REFERENCE

060922/DOD



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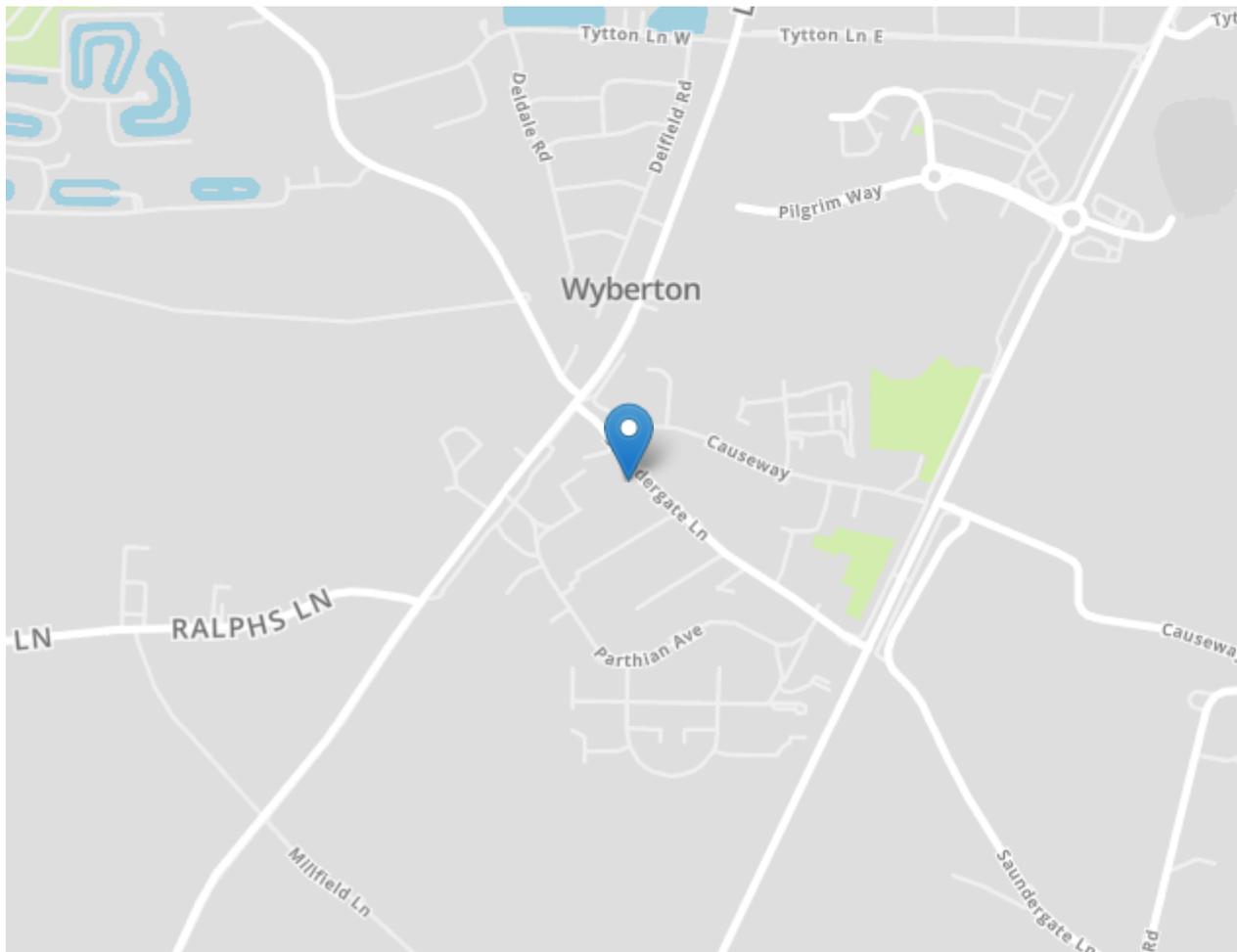
## AGENT'S NOTES

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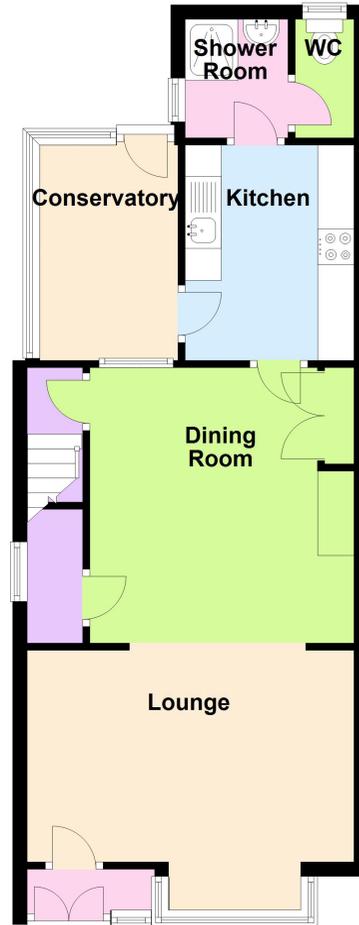
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of Â£100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

### Ground Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



### First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



Total area: approx. 81.7 sq. metres (879.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		79
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	41	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	