



**£275,000**

16 Oldman Close, Boston, Lincolnshire PE21 7GD

**SHARMAN BURGESS**

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**£275,000 Freehold**

**ACCOMMODATION**

With partially obscure glazed front entrance door leading into the entrance hall.

**ENTRANCE HALL**

With stairs rising to the first floor landing, coved cornice, ceiling recessed lighting, window to side aspect, radiator, wall mounted Hive central heating thermostat, built-in cloak cupboard.

**GROUND FLOOR CLOAKROOM**

With a two piece suite comprising a pedestal wash hand basin with tiled splashback, push button WC, radiator, obscure glazed window, coved cornice and ceiling light point.

Situated in a quiet cul-de-sac location, this detached home offers accommodation comprising an entrance hall, ground floor cloakroom, lounge, dining room, kitchen and a utility room. To the first floor are four bedrooms, en-suite to bedroom one and a family bathroom. Further benefits include a driveway, single garage, enclosed rear garden, gas central heating and uPVC double glazing.



**SHARMAN BURGESS**



### LOUNGE

13' 8" x 17' 6" (maximum measurement into bay window) (4.17m x 5.33m)

With feature bay window to the front aspect, radiator, coved cornice, ceiling light point, wiring for satellite TV, living flame coal effect gas fireplace with fitted hearth, inset and display surround. Double doors leading through to the dining room.

### DINING ROOM

10' 3" x 8' 8" (3.12m x 2.64m)

With patio doors leading to the rear garden, radiator, coved cornice, ceiling light point.

### KITCHEN

10' 1" x 9' 5" (3.07m x 2.87m)

With counter tops with inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated dishwasher, integrated double oven and grill, four ring gas hob with stainless steel fume extractor above, integrated fridge and freezer, window to rear aspect, tiled floor, coved cornice, ceiling recessed lighting, extractor fan and a radiator.

### UTILITY ROOM

With counter top with inset stainless steel sink and drainer unit with mixer tap, base level storage unit, plumbing for automatic washing machine and space for condensing tumble dryer, wall mounted storage cupboard, further cupboard housing the Potterton gas central heating boiler, under stairs storage cupboard, radiator, coved cornice, ceiling light point, extractor fan, window to side aspect, door leading to the rear garden.

### FIRST FLOOR LANDING

With window to side aspect, coved cornice, ceiling recessed lighting, access to roof space, radiator, airing cupboard housing the hot water cylinder and slatted linen shelving within.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM ONE

15' 1" x 13' 9" (4.60m x 4.19m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point, built-in fitted wardrobes with sliding doors and hanging rails and shelving within.

### EN-SUITE SHOWER ROOM

With a three piece suite comprising a shower cubicle with fitted shower screen and wall mounted mains fed shower and tiling within, pedestal wash hand basin with mixer tap, push button WC, walls tiled to approximately half height, obscure glazed window, electric shaver point, coved cornice, ceiling recessed lighting, extractor fan.

### BEDROOM TWO

10' 6" x 9' 0" (3.20m x 2.74m)

With window to rear aspect, radiator, coved cornice, ceiling light point.

### BEDROOM THREE

10' 4" x 8' 4" (3.15m x 2.54m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point, built-in over stairs wardrobe.

### BEDROOM FOUR

8' 0" x 7' 5" (2.44m x 2.26m) (both maximum measurements)

With window to rear aspect, radiator, coved cornice, ceiling light point.

### FAMILY BATHROOM

With a three piece suite comprising a panelled bath with mixer tap, push button WC, pedestal wash hand basin with mixer tap, extended tiled splashbacks, obscure glazed window, coved cornice, ceiling recessed lighting, extractor fan and radiator.

### EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which extends to the right hand side of the property and provides vehicular access to the single garage.

### SINGLE GARAGE

With up and over door, served by power and lighting.

### REAR GARDEN

Comprising a paved patio seating area which provides entertaining space with timber pergola above. The remainder of the garden is predominantly laid to lawn. There is a feature paved circular section providing further seating space, with brick built barbecue within the rear left hand corner. The garden itself is enclosed by fencing and served with lighting.

### SERVICES

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

### REFERENCE

260422/VER



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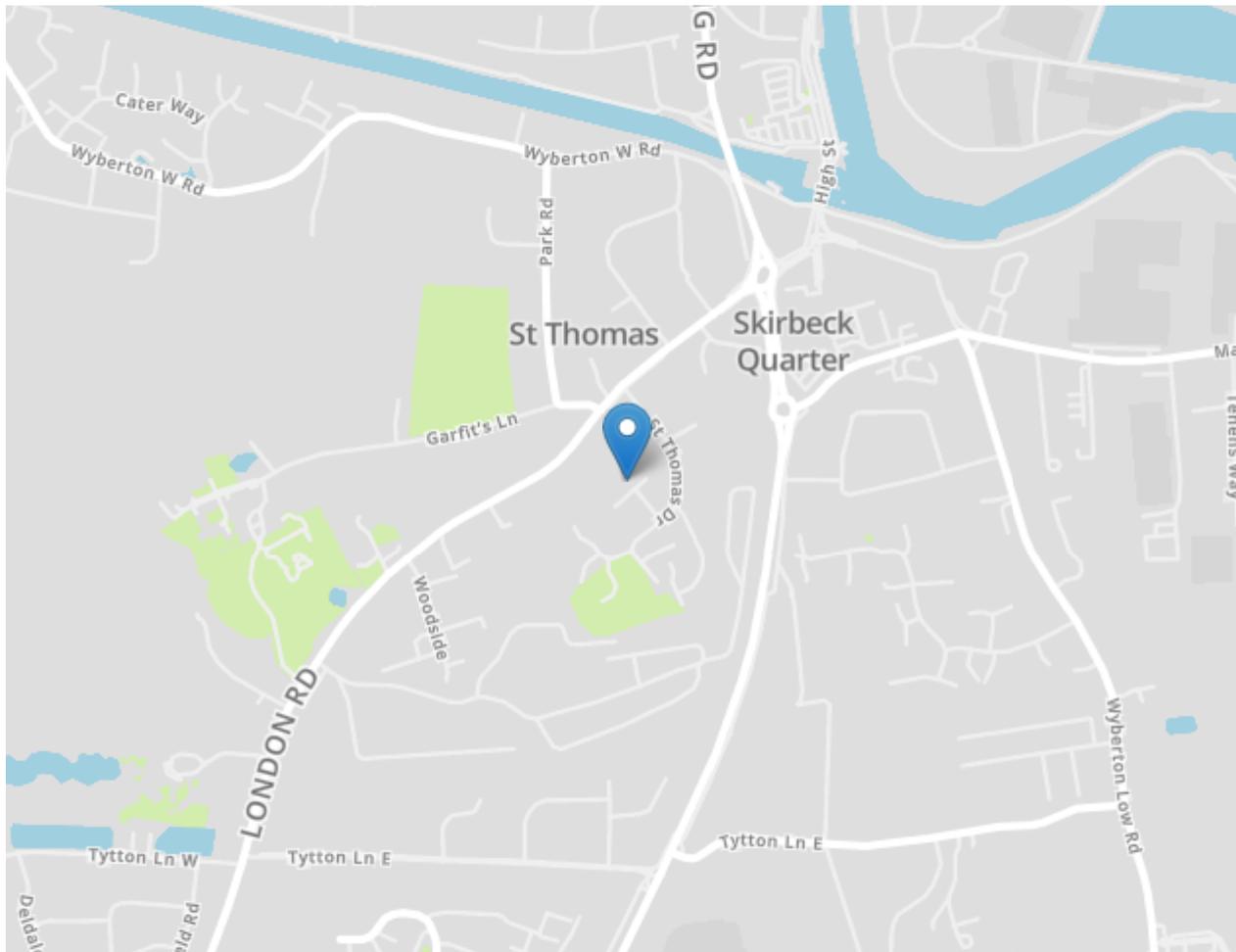
## AGENT'S NOTES

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.

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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. 54.5 sq. metres (586.5 sq. feet)



**First Floor**

Approx. 55.2 sq. metres (593.9 sq. feet)



Total area: approx. 109.7 sq. metres (1180.3 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> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> | 64                      | 78        |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |