



£169,950

11 Orchard Street, Boston, Lincolnshire PE21 8PL

SHARMAN BURGESS

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PE21 8PL
£169,950 Freehold**

ACCOMMODATION

With a composite side entrance door leading into the entrance hall.

ENTRANCE HALL

With wood laminate flooring, stairs rising to first floor landing, door to sitting room.

SITTING ROOM

12' 4" x 11' 11" (3.76m x 3.63m)

With wood laminate flooring, TV aerial point, coved ceiling, wall mounted electric fireplace, double glazed window to side aspect, opening through to Kitchen and door to inner hallway.

This semi-detached property is situated close to the Town and benefits from accommodation comprising an entrance hall, sitting room, second reception room/bedroom four, a modern refitted kitchen, rear entrance, and a ground floor four piece bathroom. To the first floor are three bedrooms. Further benefits include a driveway and single garage as well and an enclosed rear garden.



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INNER HALL

With under stairs cupboard, ceiling light point, door to second reception room/bedroom four.

RECEPTION ROOM TWO/BEDROOM FOUR

13' 4" (maximum into bay window) x 11' 8" (4.06m x 3.56m)
 With wood laminate flooring, fireplace, coved ceiling, TV aerial point, radiator and double glazed bay window to front aspect.

KITCHEN

11' 4" x 11' 9" (3.45m x 3.58m)
 With a range of refitted wall and base gloss units with deep drawer units, areas of work surfaces, sink and drainer unit, central island with further base level units beneath and breakfast bar, integrated dishwasher, integrated double oven with combination oven above, induction hob with extractor fan over, space for American style fridge freezer, space and plumbing for automatic washing machine and condensing dryer, wood laminate flooring, double glazed window to side aspect, coved ceiling, recessed ceiling spotlights, door to rear entrance.

REAR ENTRANCE

With uPVC door to the side aspect, built-in cupboard and door through to the bathroom.

GROUND FLOOR BATHROOM

With a four piece suite comprising a panelled bath, corner shower cubicle with mains fed rainfall shower within, low level WC, pedestal wash hand basin, fully tiled walls, ceiling recessed spotlight, double glazed window to side aspect and a heated towel rail.



FIRST FLOOR LANDING

With stairs rising from the entrance hall, coved ceiling and access to roof space.

BEDROOM ONE

13' 7" (maximum into bay window) x 11' 9" (4.14m x 3.58m)

With double glazed bay window to front aspect, wood laminate flooring, TV aerial point, coved ceiling, over stairs cupboard and a radiator.

BEDROOM TWO

12' 5" x 9' 5" (3.78m x 2.87m)

With double glazed window to rear aspect, wood laminate flooring, radiator and coved ceiling.

BEDROOM THREE

12' 11" x 6' 7" (3.94m x 2.01m)

With double glazed window to rear aspect, radiator and coved ceiling.

EXTERIOR

The property benefits from a driveway which provides off road parking for a single vehicle as well as access to the garage.

SINGLE GARAGE

With double doors to front aspect.

REAR GARDEN

There is a good sized rear garden which initially comprises a courtyard seating area, extending to a paved patio area with timber pergola. There is a further lawned area with summerhouse, mature trees and shrub borders. The garden is fully enclosed by timber fencing.

SERVICES

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

REFERENCE

070322/RIM



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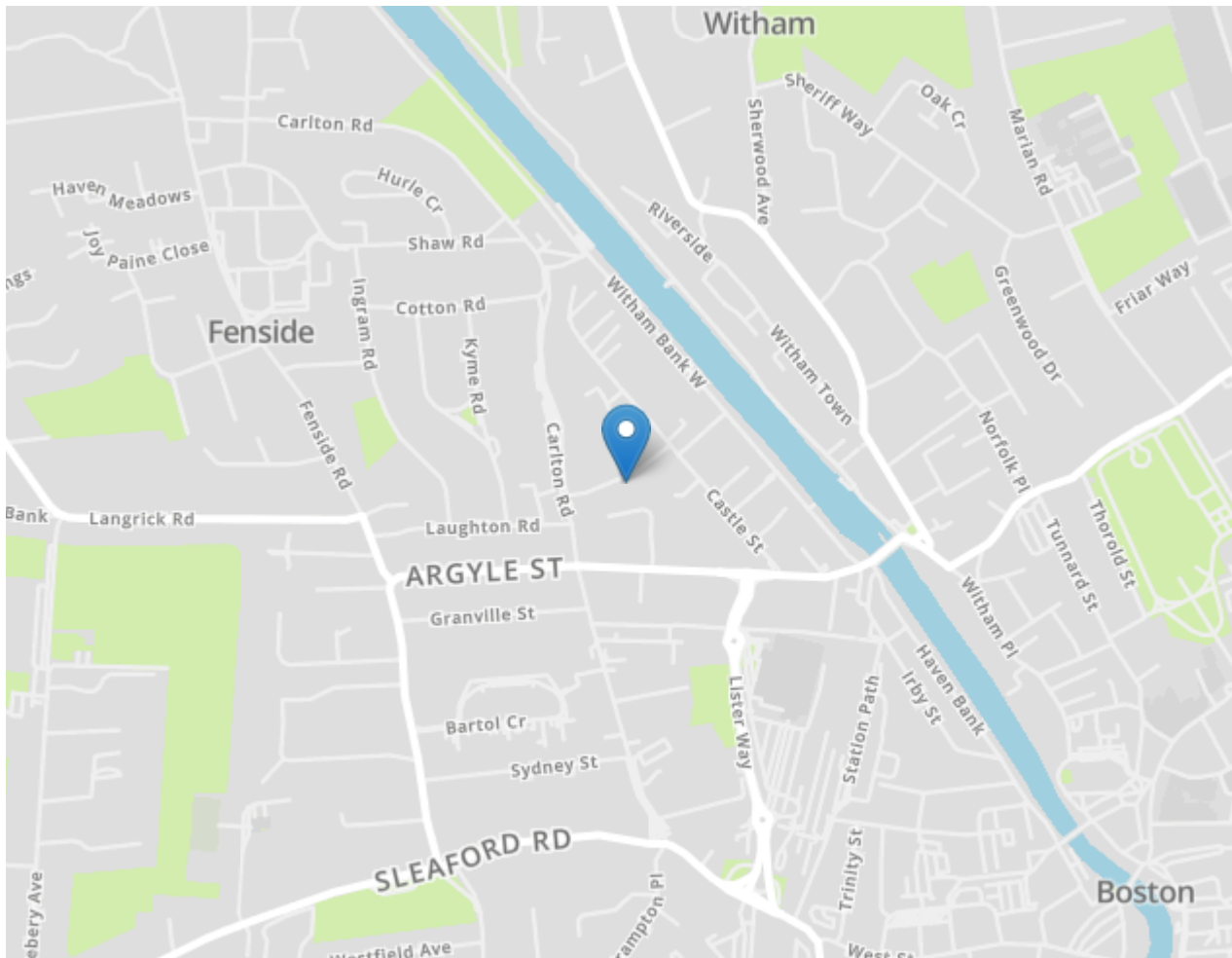
AGENT'S NOTES

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.

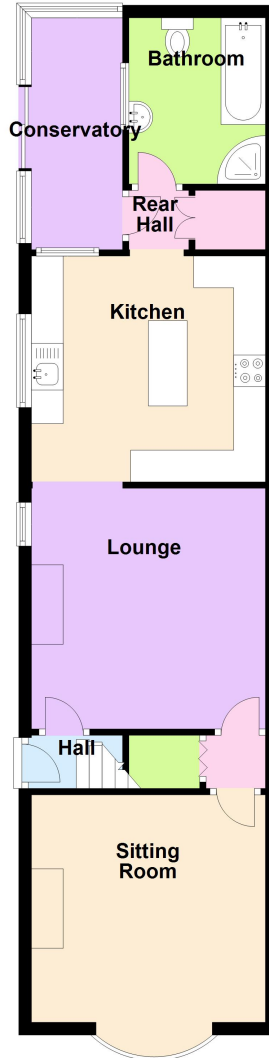
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of Â£100 upon completion. For more information,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

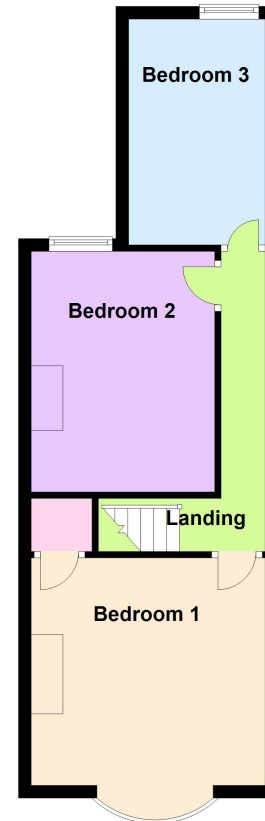


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Ground Floor
Approx. 58.1 sq. metres (625.4 sq. feet)



First Floor
Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 97.2 sq. metres (1046.7 sq. feet)



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