



**£450,000**

145 London Road, Boston, Lincolnshire PE21 7EZ

**SHARMAN BURGESS**



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PE21 7EZ  
£450,000 Freehold**

**ACCOMMODATION**

With partially obscure glazed front entrance door with coloured glass detailing and obscure glazing to either side, leading into the entrance hall.

**RECEPTION HALL**

17' 3" x 8' 9" (5.26m x 2.67m)

With stairs rising to the first floor landing, radiator, coved cornice, ceiling light point with ornamental ceiling rose.

**CLOAK ROOM**

With built-in storage space, wall mounted coat hooks, ceiling light point, wall mounted electric consumer unit, sliding door to ground floor WC.

Situated in approximately 0.75 Acres (s.t.s) this large detached home sits in a relatively secluded position and benefits from a reception hall, lounge, office/study, sitting room, breakfast kitchen, utility room, two ground floor cloakrooms, a bar area and a further room currently being used to run a business. To the first floor is a good sized landing with four bedrooms, family bathroom and separate WC arranged off. Further benefits include gas central heating, return driveway with electric gates and a double garage.



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### GROUND FLOOR WC

With wash hand basin with mixer tap, push button WC, radiator, fully tiled walls, ceiling light point, obscure glazed window.

### LOUNGE

30' 0" x 13' 9" (9.14m x 4.19m) (both maximum measurements)

With dual aspect windows to both the front and side of the property, French doors leading to the rear garden, three radiators, coved cornice, two ceiling light points with decorative ceiling roses, TV aerial point, wiring for satellite TV, built-in storage cupboard. Doors leading through to study/office.

### STUDY/OFFICE

12' 7" x 6' 10" (3.84m x 2.08m)

Of brick construction with uPVC double glazing and pitched roof. With radiator, window to front aspect, power and wall mounted strip light.

### SITTING ROOM

12' 10" x 13' 0" (3.91m x 3.96m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, wiring for satellite TV, fireplace with fitted hearth, inset and display surround.



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### BREAKFAST KITCHEN

12' 7" x 11' 7" (3.84m x 3.53m)

Having counter tops with inset one and a half bowl sink and drainer unit with mixer tap, base level storage units, drawer units and wall units, integrated double oven and grill, four ring electric hob, space for standard height fridge or freezer, ceiling light point, window to rear aspect.

### UTILITY ROOM

15' 8" x 9' 10" (4.78m x 3.00m) (both maximum measurements)

With windows to both the front and rear aspects, doors to both the front and rear aspects, space for twin height fridge freezer, plumbing for automatic washing machine, space for condensing tumble dryer, polycarbonate roof. Door to second ground floor WC.

### SECOND GROUND FLOOR WC

With wash hand basin with mixer tap, push button WC, tiled floor, fully tiled walls, light point.

### BAR & ENTERTAINING AREA

13' 7" x 13' 10" (4.14m x 4.22m)

With door from the utility room, further door leading to a dog grooming parlour.

### FIRST FLOOR LANDING

With window to rear aspect, coved cornice, ceiling light point, access to roof space, boiler cupboard housing the Worcester gas central heating boiler.







### BEDROOM ONE

16' 1" x 13' 9" (4.90m x 4.19m) (both maximum measurements)  
With windows to both front and side aspects, radiator, coved cornice, ceiling light point, built-in fitted wardrobes with hanging rail and shelving within.

### BEDROOM TWO

13' 10" x 11' 3" (4.22m x 3.43m) (both maximum measurements)  
With window to rear aspect, radiator, coved cornice, ceiling light point, two built-in double wardrobes with hanging rails and shelving within.

### BEDROOM THREE

13' 0" x 13' 0" (3.96m x 3.96m) (both maximum measurements)  
With window to front aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe.

### BEDROOM FOUR

8' 9" x 8' 7" (2.67m x 2.62m)  
With window to front aspect, radiator, ceiling light point, wood effect laminate flooring.

### FAMILY BATHROOM

9' 8" x 7' 7" (2.95m x 2.31m)  
With twin wash hand basins with mixer taps, bath with mixer tap, shower cubicle with wall mounted electric shower within, heated towel rail incorporating radiator, electric shaver point, two obscure glazed windows, extractor fan, two ceiling light points, tiled floor, fully tiled walls.

### FIRST FLOOR SEPARATE WC

With push button WC, obscure glazed window, tiled floor, fully tiled walls, ceiling light point.



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### EXTERIOR

The property is approached through electric gates, leading to the substantial return driveway with additional access onto London Road if required. The driveway provides ample off road parking and hardstanding for numerous vehicles and also gives vehicular access to the double garage. The driveway also provides access to an additional workspace which is currently used as a dog grooming parlour offering a range of possible uses for future potential purchasers. The property sits in approximately 0.75 Acres (s.t.s) with secluded gardens to the front, side and rear of the property. The vast majority is laid to lawn and interspersed with a variety of trees. Potential purchasers should be aware that the Agent has been informed that some trees may have protection orders attached. The garden is served by outside lighting and an outside tap.

### DOUBLE GARAGE

25' 5" x 15' 0" (7.75m x 4.57m)

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

### SERVICES

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

### REFERENCE

030522/TOW



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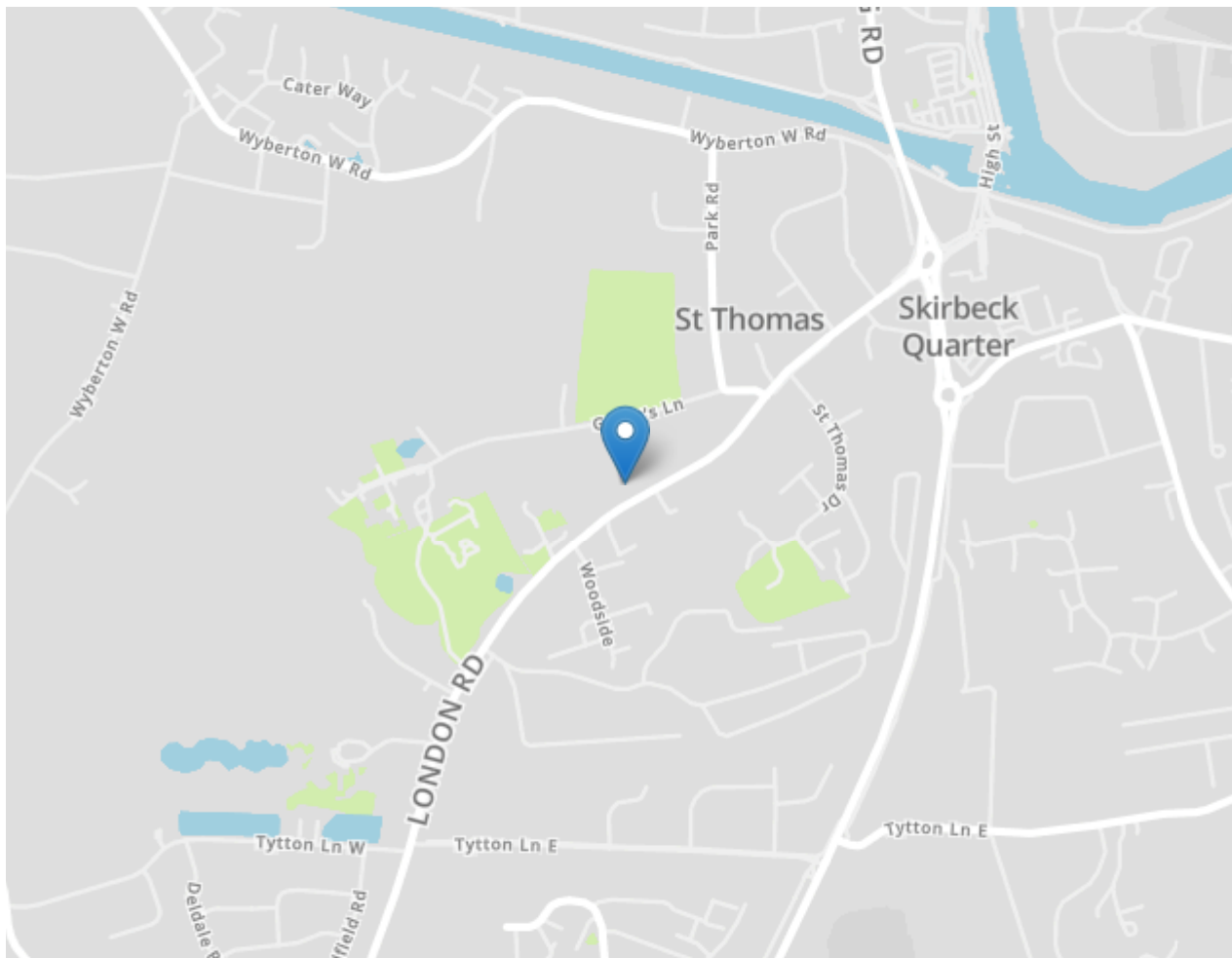
## AGENT'S NOTES

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.

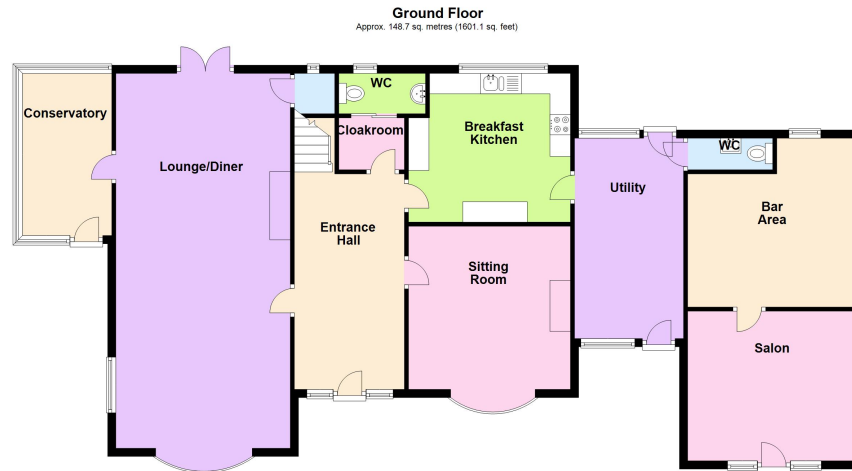
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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





Total area: approx. 240.7 sq. metres (2590.7 sq. feet)



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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   | 56      | 73        |
| EU Directive 2002/91/EC                     |         |           |