



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

£469,950

6 The Boundary, Boston, Lincolnshire PE21 7QN

SHARMAN BURGESS

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PE21 7QN
£469,950 Freehold**

ACCOMMODATION

The property is entered via a covered front entrance way with exterior wall lighting and uPVC sealed unit double glazed front entrance door leading to:-

RECEPTION HALL

With Amtico flooring, telephone point, central heating control, three wall light points, staircase leading off with built-in storage beneath.

Offering spacious well presented accommodation is this superb detached family style home set in a delightful location nestled at the bottom of this private cul-de-sac. Offering well appointed accommodation comprising reception hall, lounge, dining room, large breakfast kitchen, sun lounge, utility, downstairs cloakroom, four double bedrooms, en-suite and family shower rooms. Gas central heating. Fully enclosed south facing rear garden. Double garage, car port and ample parking.



SHARMAN BURGESS

LOUNGE

21' 6" (measurement excludes bay window) x 12' 0" (6.55m x 3.66m)

Featuring a polished stone fireplace incorporating living flame gas fire, TV aerial point, two ceiling light points, three wall light points, heating control, fitted window seat incorporating storage, glazed double doors leading to:-

DINING ROOM

12' 4" (maximum measurement including bay window) x 9' 4" (3.76m x 2.84m)

Having heating control, glazed double doors leading to:-

BREAKFAST KITCHEN

21' 5" x 10' 7" (6.53m x 3.23m)

Also with door from the reception hall and being extensively fitted with a superb range of Sheraton Oak fronted units complimented by granite work surfaces and tiled splashbacks. Featuring an inset single drainer enamelled sink unit, base cupboards and drawers with matching wall mounted cupboards having concealed work surface lighting beneath, illuminated glass display cabinets, wine rack, full height pull out larder unit, dresser style unit incorporating illuminate glass display cupboards. Integrated Neff appliances comprising dishwasher and fridge freezer all with concealing cupboard door fronts. Rangemaster Classic 90 gas range style cooker with fume extractor hood above, recessed spotlighting to ceiling, TV aerial point, Amtico flooring, uPVC double glazed French doors to:-



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SUN LOUNGE

14' 5" x 9' 7" (4.39m x 2.92m)

Having fitted window blinds and fly nets, two wall light points, TV aerial point, Amtico flooring, two wall light points, uPVC double glazed French door leading to the rear garden.

UTILITY ROOM

8' 11" x 5' 9" (2.72m x 1.75m)

Fitted with units to match the kitchen, again complimented by granite work surfaces incorporating inset one and a half bowl single drainer stainless steel sink unit, cupboards and drawers beneath with matching wall mounted cupboards, plumbing for automatic washing machine, Amtico flooring, Saunier Duval wall mounted gas central heating boiler with digital programmer. Recessed spotlighting to ceiling, extractor fan, heating control, uPVC double glazed stable style rear entrance door.

CLOAKROOM

Being fitted with a white suite comprising dual flush WC, corner hand basin with cupboard beneath and tiled splashback, recessed spotlighting to ceiling.

STAIRS & LANDING

Having smoke alarm, heating control, access to partially boarded roof space with foldaway ladder and electric light. Built-in airing cupboard housing the hot water cylinder, radiator.

MASTER BEDROOM (FRONT)

13' 10" x 12' 0" (4.22m x 3.66m)

Having radiator, TV aerial point, telephone point, three wall light points.



**SHARMAN
BURGESS** Est 1996



DRESSING ROOM

Having radiator, two built-in double doored wardrobes, recessed spotlighting to ceiling.

EN-SUITE SHOWER ROOM

7' 1" x 5' 6" (2.16m x 1.68m)

Having fully tiled walls and floor with electric under floor heating and being fitted with a white suite comprising large walk-in shower cubicle with built-in mixer shower, built-in furniture incorporating hand basin and enclosed dual flush WC, mirror fronted bathroom cabinet incorporating lighting, extractor fan, recessed spotlighting to ceiling, chrome heated towel rail, radiator.

FAMILY SHOWER ROOM

9' 3" (maximum measurement) x 7' 1" (2.82m x 2.16m)

Having fully tiled walls and floor with electric under floor heating and being fitted with a white suite comprising large walk-in shower cubicle (refitted 2021) with built-in mixer shower featuring both rain shower head and hose fitments, good range of built-in furniture incorporating hand basin and enclosed dual flush WC together with storage cupboards and drawers, radiator, extractor fan, recessed spotlighting to ceiling, chrome heated towel rail.

BEDROOM TWO (REAR)

10' 8" x 10' 6" (3.25m x 3.20m)

Having radiator, two wall light points.

BEDROOM THREE (FRONT)

10' 7" x 8' 0" (3.23m x 2.44m)

Having radiator, TV aerial point, two built-in double doored wardrobes.



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BURGESS** Est 1996

BEDROOM FOUR (FRONT)

9' 4" x 9' 4" (2.84m x 2.84m)

Having radiator, TV aerial point, telephone point.

EXTERIOR

The property is approached over a block paved driveway providing ample parking space for several vehicles in addition to access to the car port and garage. Attractive gardens are laid to lawn with shaped borders stocked with a variety of flowers and ornamental plants and shrubs, served by exterior lighting.

SOLID OAK CAR PORT

17' 0" x 14' 10" (5.18m x 4.52m)

With sensor operated lighting and not only providing a covered parking facility but also access to the:-

DETACHED DOUBLE GARAGE

17' 2" x 16' 2" (5.23m x 4.93m)

Of brick and tile construction, with electric remote roller door and having fluorescent strip lighting, six power points and uPVC double glazed personnel door to the rear garden.

Double wrought iron gates provide access to both the side and rear garden which enjoys the benefits of being both fully enclosed and south facing. Thoughtfully designed to provide both a secluded side patio in addition to two more paved patio areas, one featuring a pergola with extremely well established wisteria growing thereto. A shaped lawn is bordered by beds stocked with a variety of flowers, shrubs and specimen trees in addition to which there is an attractive water feature and arbour. The garden is served by a variety of outside lights and a cold water tap.

TIMBER OCTAGONAL SUMMERHOUSE

On paved base.

TIMBER GARDEN SHED

Situated to the side of the property with both front and rear access doors.

SERVICES

Mains water, electricity, gas and drainage are connected to the property. The central heating system is fuelled by gas and is an under floor system to the ground floor, with radiators to the first floor. The property also benefits from uPVC double glazed windows and doors in addition to PVC soffits and fascias. A security alarm system is installed. There are also eight fully owned solar panels situated on the rear of the garage roof.



TENURE

Freehold. The Boundary is a private driveway managed by The Boundary (Boston) Management Company Limited, wholly owned and run by the residents, to which there is a quarterly charge of £50 payable covering grass cutting, general maintenance and public liability insurance.

REFERENCE

100522/SHA





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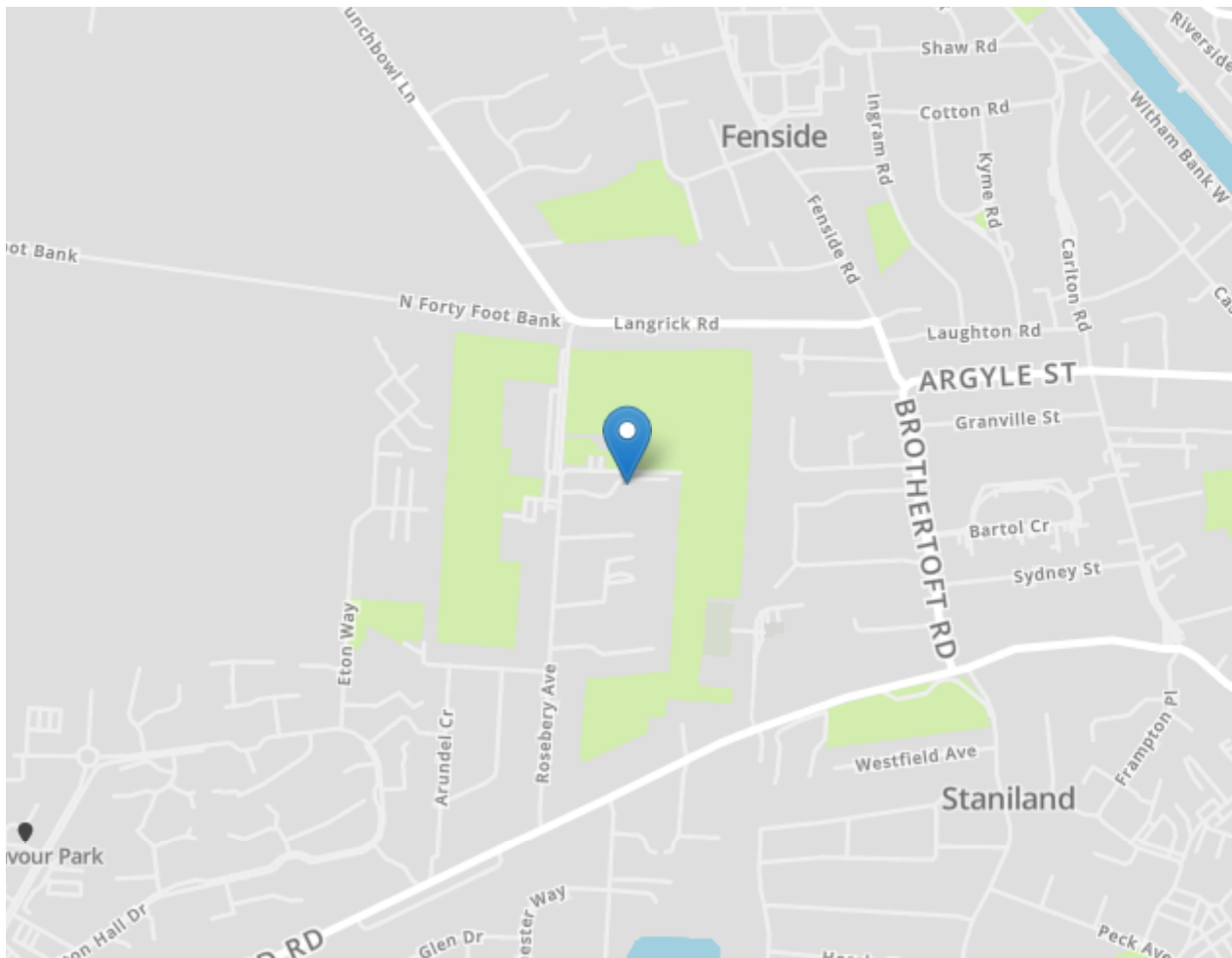
AGENT'S NOTES

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.

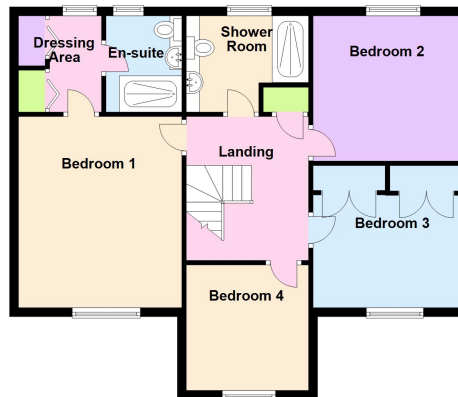


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Ground Floor
Approx. 90.6 sq. metres (975.1 sq. feet)



First Floor
Approx. 70.0 sq. metres (753.5 sq. feet)



Total area: approx. 160.6 sq. metres (1728.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	