



£189,950

36 Belton Close, Boston, Lincolnshire PE21 9BQ

SHARMAN BURGESS

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PE21 9BQ
£189,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door with obscure glazed window, radiator, coved cornice, access to roof space, built-in cloak cupboard with slatted linen shelving within.

A deceptively spacious property with sizeable extension to the rear providing potential purchasers with an extremely versatile and flexible semi detached bungalow which can be used as a one or two bedroomed property. The current accommodation comprises a kitchen with integrated appliances, large sitting/dining room extension, lounge, double bedroom and shower room, with either the lounge or sitting room having scope for use as an additional bedroom. Further benefits include a block paved driveway, single garage, gas central heating, approximate south facing rear garden. The property is situated in a cul-de-sac location and is offered for sale with NO ONWARD CHAIN.



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KITCHEN

10' 7" (maximum) x 7' 4" (maximum) (3.23m x 2.24m)
Having roll edge work surfaces with tiled splashbacks, one and a half bowl stainless steel sink and drainer unit, base level storage units, drawer units, matching eye level wall units, integrated fridge and freezer, integrated oven and grill, four ring electric hob with fume extractor above, integrated washing machine, window to front aspect, tiled floor, ceiling recessed lighting, concealed wall mounted gas central heating boiler, radiator.

LOUNGE

18' 0" (maximum into bay window) x 10' 9" (maximum) (5.49m x 3.28m)
Having bay window to front aspect, two radiators, coved cornice, two ceiling light points, TV aerial point, wiring for satellite TV.

EXTENDED SITTING ROOM WITH DINING AREA

20' 1" (maximum) x 10' 0" (maximum) (6.12m x 3.05m)
Having obscure glazed window to side aspect, window to rear aspect, patio door leading to the garden, two radiators, coved cornice, two ceiling light points, TV aerial point.

BEDROOM ONE

12' 10" (maximum into entrance area) x 11' 0" (maximum) (3.91m x 3.35m)
Having window to rear aspect, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted electric shower above and fitted shower screen, fully tiled walls, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

The property benefits from a block paved driveway which provides off road parking as well as vehicular access to the garage. To the rear, the garden benefits from an approximate south facing aspect and has been well maintained by the current vendor. There is a hardstanding resin area providing seating space, with the majority of the garden being laid to lawn with flower and shrub borders. A timber shed provides storage space. The garden is fully enclosed by fencing and served by external tap and lighting.

GARAGE

15' 4" x 8' 2" (4.67m x 2.49m)

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

SERVICES

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

REFERENCE

19042024/27519183/KNA



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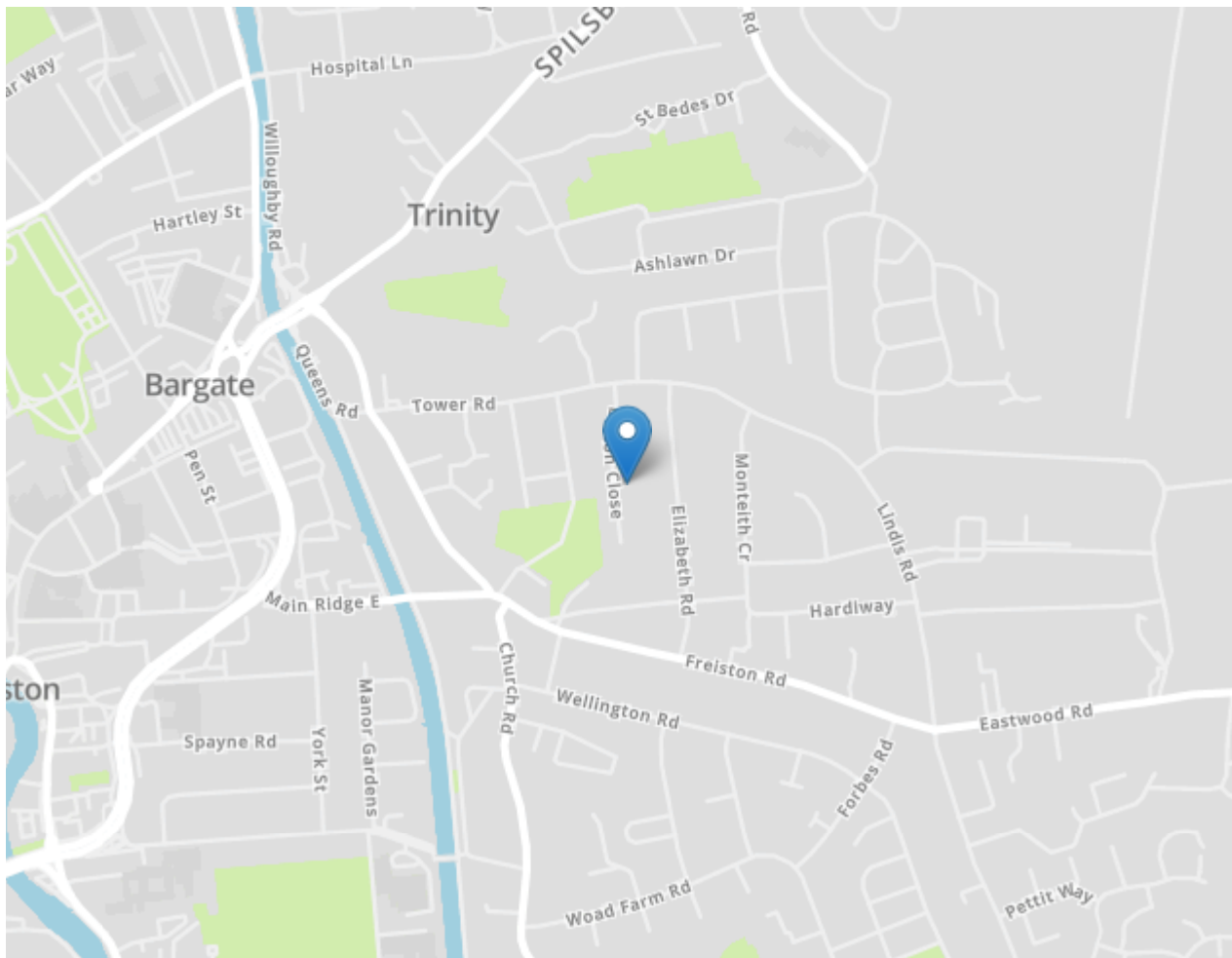
AGENT'S NOTES

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.

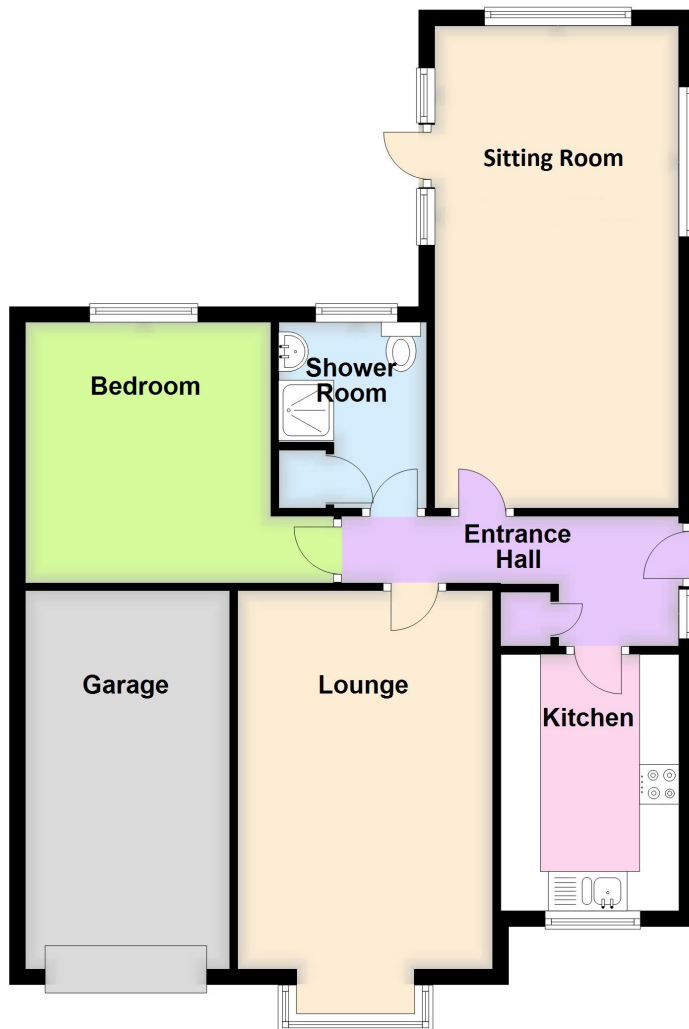
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



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Ground Floor
 Approx. 78.4 sq. metres (843.9 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |