



£184,950

124 Fishtoft Road, Boston, Lincolnshire PE21 0DG

SHARMAN BURGESS



A two bedroomed detached bungalow being offered for sale with NO ONWARD CHAIN with gardens to both the front and rear. Accommodation comprises a entrance hall, kitchen diner, lounge, conservatory, two double bedrooms, bathroom and separate WC. Further benefits include a detached single garage, off road parking, gas central heating and uPVC double glazing.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, radiator, ceiling light point.

KITCHEN DINER

12' 0" x 12' 0" (3.66m x 3.66m)

Having roll edge work surfaces, inset sink and drainer, base level storage units, drawers units and matching eye level wall units, wall mounted combination gas central heating boiler, tiled floor, window to front aspect, ceiling light point, plumbing for automatic washing machine.

LOUNGE

17' 11" (maximum) x 13' 1" (maximum) (5.46m x 3.99m)

Having window to front aspect, radiator, TV aerial point, ceiling light point, fitted gas fireplace with hearth and display surround.

CONSERVATORY

10' 0" x 8' 0" (3.05m x 2.44m)

Of brick and uPVC double glazed construction. Served by power and lighting.

BEDROOM ONE

15' 1" (maximum) x 13' 1" (maximum) (4.60m x 3.99m)

Having window to rear aspect, radiator, ceiling light point.

BEDROOM TWO

12' 0" (maximum) x 11' 0" (maximum) (3.66m x 3.35m)

Having window to rear aspect, radiator, ceiling light point.

BATHROOM

Having panelled bath with wall mounted shower above, pedestal wash hand basin, tiled splashbacks, radiator, ceiling light point, obscure glazed window.

SEPARATE WC

Having WC, wash hand basin with tiled splashback, obscure glazed window.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking and extends to the left hand side of the property, providing vehicular access to the garage. The front garden is laid to lawn, with low level wall to the front boundary.

DETACHED GARAGE

8' 0" x 16' 0" (2.44m x 4.88m)

Of concrete sectional construction. With up and over door.

REAR GARDEN

Initially comprising a paved patio seating area, with the remainder being predominantly laid to lawn and enclosed to the majority by fencing. The garden houses a timber storage shed.

SERVICES

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

REFERENCE

23082024/27944807/TEB

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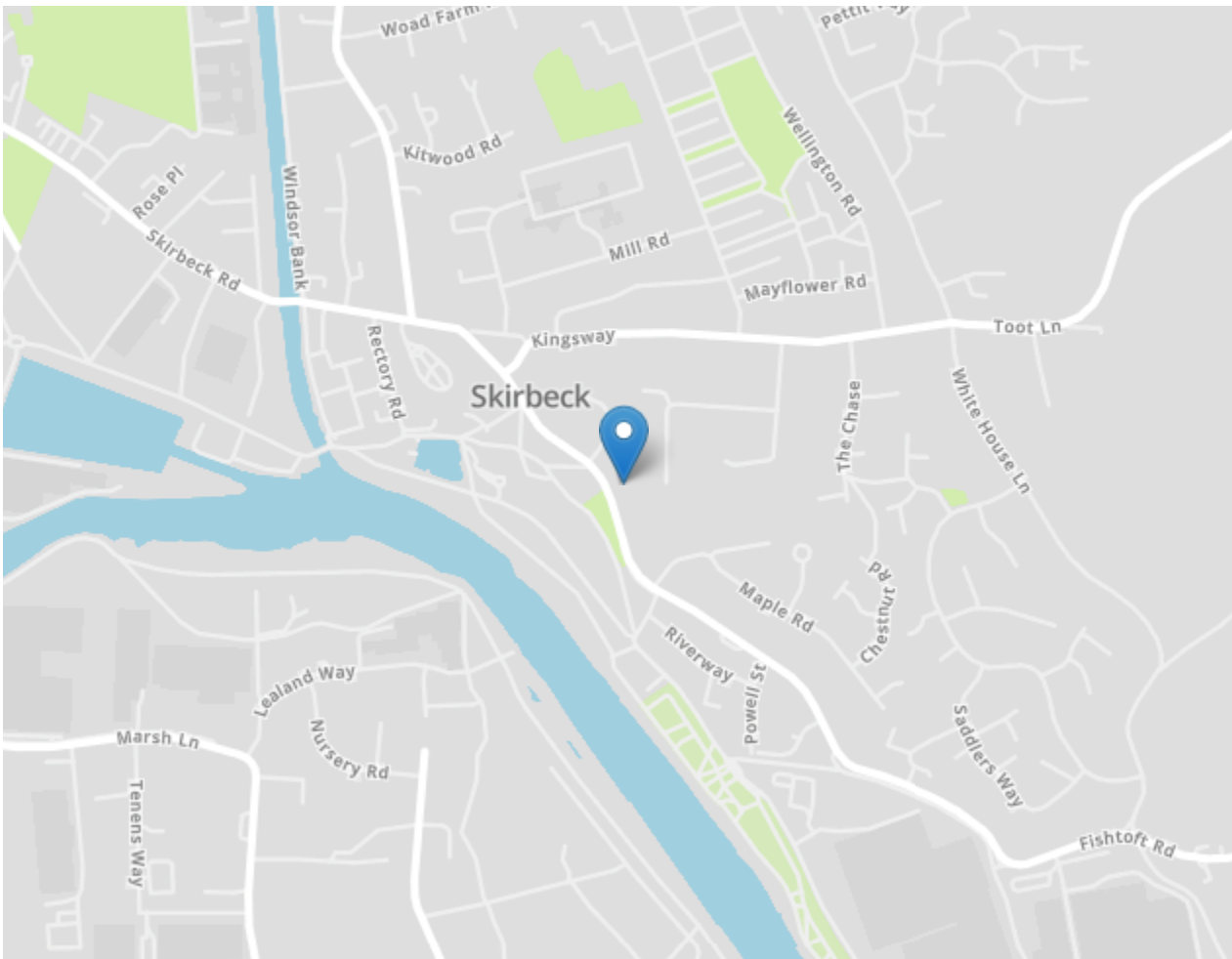
AGENT'S NOTES

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.

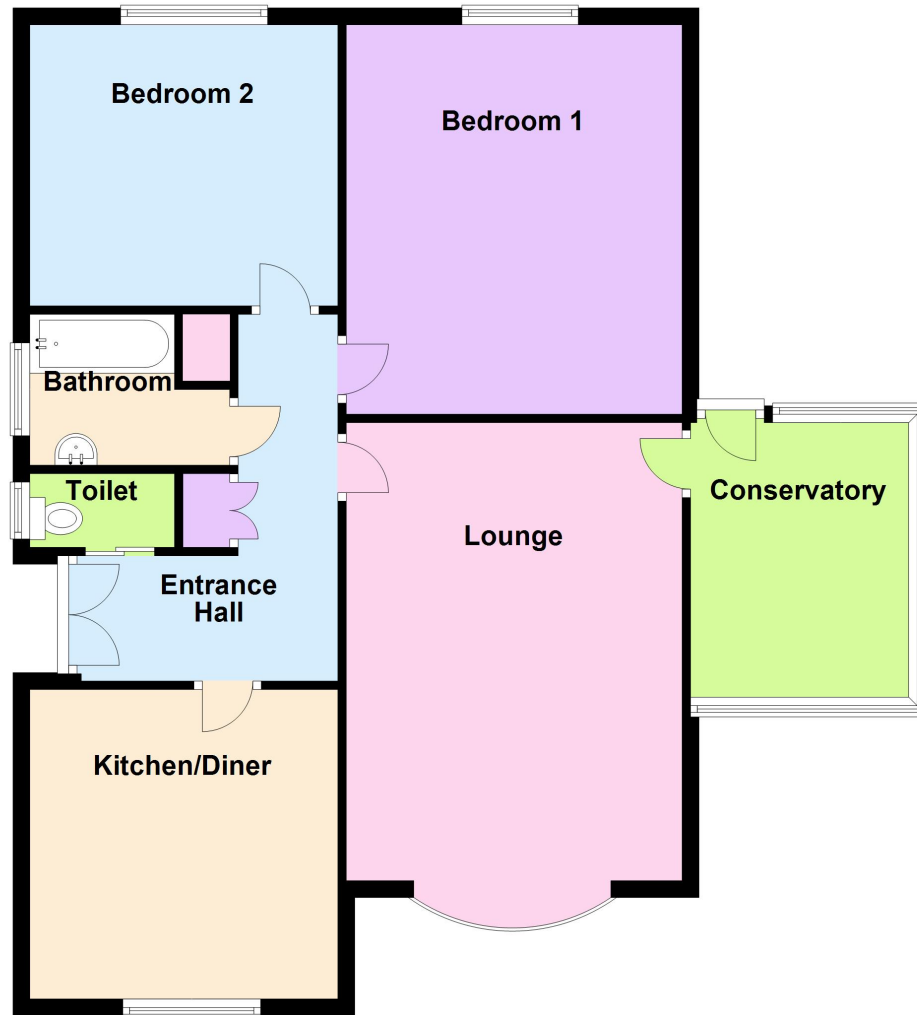
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

Ground Floor
 Approx. 91.8 sq. metres (988.0 sq. feet)



Total area: approx. 91.8 sq. metres (988.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC