



£295,000

Roslyn, Midville Lane, Stickney, Boston, Lincolnshire PE22 8DN

SHARMAN BURGESS

**Roslyn, Midville Lane, Stickney, Boston,
Lincolnshire PE22 8DN
£295,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, radiator, ceiling light point, built-in linen cupboard with slatted shelving within.

LOUNGE

16' 9" x 10' 4" (5.11m x 3.15m) (both maximum measurements)
Having window to front aspect, radiator, ceiling light point, open fireplace with fitted hearth, inset and display surround and mantle with housing for TV to the left hand side. Glazed double doors through to: -

A detached bungalow situated on a plot size of approximately TWO ACRES (s.t.s). The accommodation comprises an entrance hall, lounge, dining room, kitchen diner with pantry, three bedrooms and a bathroom. Further benefits include a single garage, car port, driveway, oil central heating and uPVC double glazing. NON STANDARD CONSTRUCTION.



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DINING ROOM

11' 10" x 10' 0" (3.61m x 3.05m)

Having dual aspect windows to the front and side of the property, radiator, picture rail, coved cornice, ceiling light point.

BREAKFAST KITCHEN

23' 7" x 10' 1" (7.19m x 3.07m) (both maximum measurements)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, built-in larder style unit, space for electric cooker, plumbing for automatic washing machine, obscure glazed door through to rear entrance, radiator, ceiling mounted strip light. The dining area benefits from dual aspect windows to the side and rear of the property, radiator, coved cornice, ceiling light point. pantry with sliding door, wall mounted shelving and ceiling light point within.

REAR ENTRANCE

With polycarbonate roof, tiled floor, dual aspect windows, door to exterior, door to: -

CLOAKROOM

With WC, window and wall mounted light point.

BOILER ROOM

With polycarbonate roof, wall light point, housing the Boulter oil central heating boiler.



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BEDROOM ONE

12' 10" (maximum measurement to built-in wardrobes) x 10' 7" (maximum measurement) (3.91m x 3.23m)

Having window to front aspect, radiator, ceiling light point, built-in wardrobes to one wall with hanging rails and shelving within, fitted display shelving and fitted drawers.



BEDROOM TWO

15' 1" (maximum measurement into entrance area) x 10' 4" (maximum measurement) (4.60m x 3.15m)

Having window to rear aspect, radiator, ceiling light point, fitted bedroom furniture comprising bedside drawers, wardrobes and overhead storage lockers.



BEDROOM THREE

8' 7" x 7' 4" (2.62m x 2.24m) (both maximum measurements)

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

BATHROOM

Having a three piece suite comprising a WC, panelled bath with mixer tap and hand held shower attachment and fitted shower screen, wash hand basin with mixer tap and base level storage units, extended tiled splashbacks, radiator, ceiling light point, obscure glazed window.



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EXTERIOR

The bungalow benefits from a plot size of approximately TWO ACRES (s.t.s) and is approached over a driveway providing off road parking and hardstanding as well as access to a covered car port with polycarbonate roof and lighting which provides sheltered parking space. The driveway also provides vehicular access to the garage.

The gardens to the immediate rear of the bungalow comprise a paved patio seating area, sections of lawn and flower and shrub borders, screened by well maintained conifer hedging. The remainder of the land is to the rear and side of the property and is established paddock grassland.

SINGLE GARAGE

18' 8" x 8' 11" (5.69m x 2.72m)

Having up and over door, personnel door to rear, served by power and lighting.

SERVICES

The property is served by oil central heating. Mains water and electricity are connected to the property. Drainage is to a septic tank.

AGENTS NOTE

Prospective purchasers should be aware that the property is of non standard construction and was originally built as a post war prefabricated detached bungalow. Any potential purchasers seeking a mortgage in order to purchase the property must confirm with their lender prior to viewing as many will not lend on a non standard construction property.



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REFERENCE

04042024/27507608/CAS



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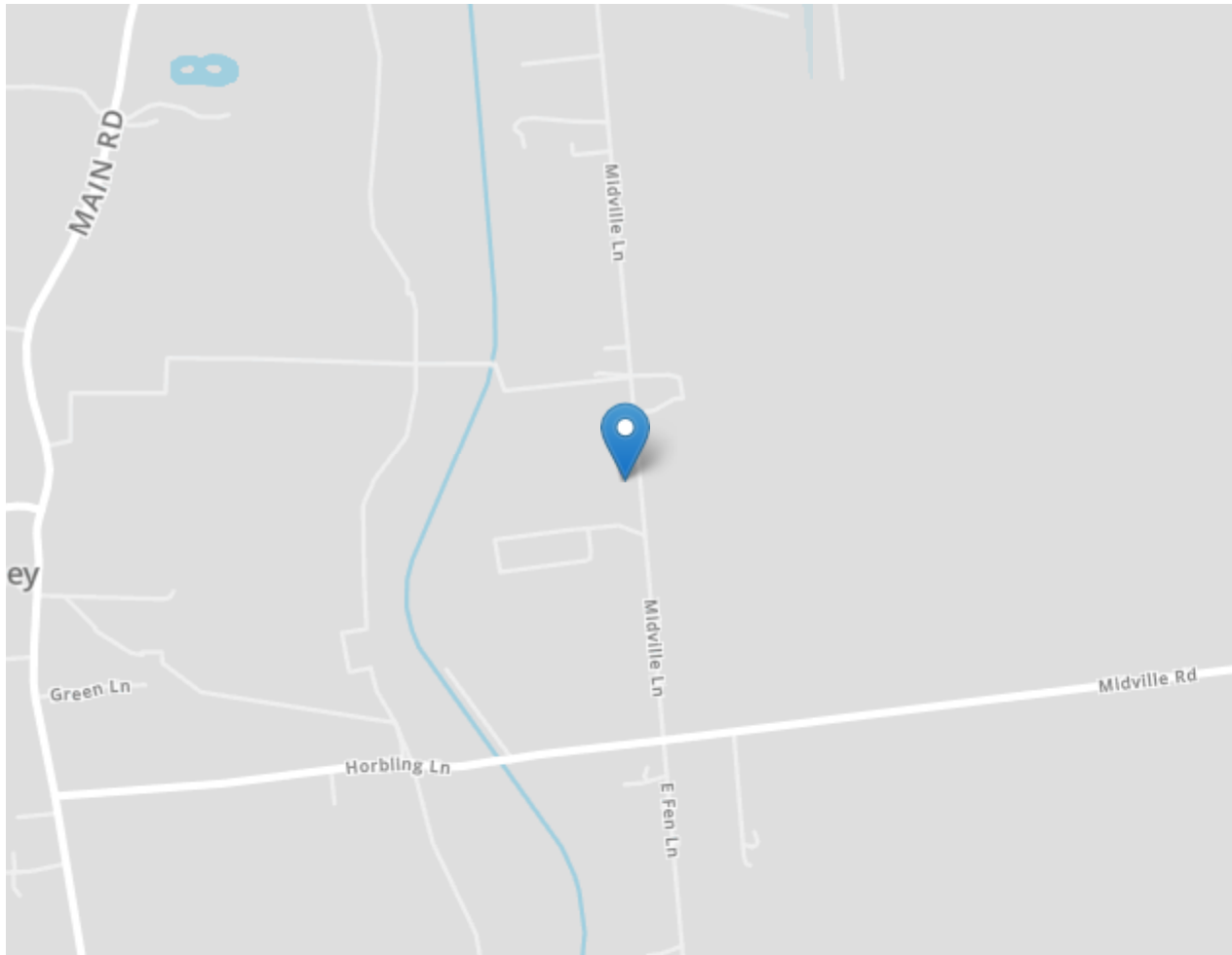
AGENT'S NOTES

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.

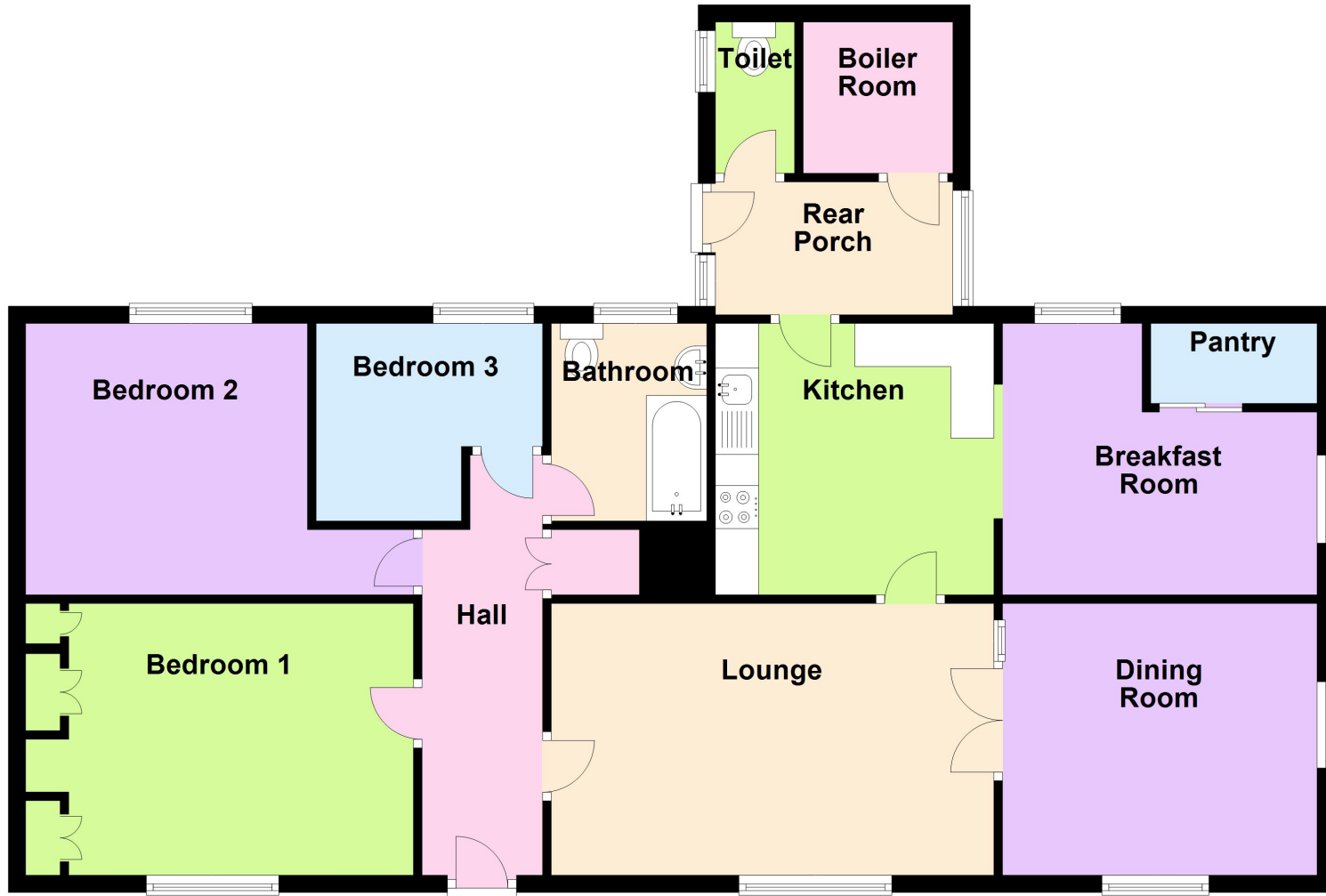
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 105.3 sq. metres (1133.6 sq. feet)



Total area: approx. 105.3 sq. metres (1133.6 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		
(55-68)	D		64
(39-54)	E		
(21-38)	F		30
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	