



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**£310,000**

21 Somersby Green, Boston, Lincolnshire PE21 9PH

**SHARMAN BURGESS**

**21 Somersby Green, Boston, Lincolnshire**  
**PE21 9PH**  
**£310,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

5' 10" (maximum measurement) x 5' 9" (maximum measurement) (1.78m x 1.75m)

Having a partially obscure glazed front entrance door with obscure glazed windows to either side, tiled flooring, coved cornice, ceiling light point, further obscure glazed door with obscure glazed windows to either side leading to: -

A large detached bungalow situated in one of the areas most sought after addresses with views over Somersby Green to the front. This large bungalow is offered for sale with NO ONWARD CHAIN. Accommodation comprises a generous reception hall, lounge, kitchen diner, study, dining room, conservatory, three double bedrooms, two piece cloakroom and four piece family bathroom. Further benefits include a south westerly facing rear garden, single garage and car port and both a garden store and former artists studio to the rear of the garage. The property provides excellent scope and potential for prospective purchasers and is situated within close proximity of the Pilgrim Hospital and popular schools.



**SHARMAN BURGESS**

### RECEPTION HALL

Having two radiators, coved cornice, two ceiling light points, built-in double cloak cupboard with hanging rail and shelving within. Built-in cupboard with shelving, electric fuse box, coved cornice and ceiling light point within. Access to roof space served by a fixed loft ladder leading to a generous attic space spanning the total footprint of the bungalow allowing for further scope and development into additional accommodation, subject to gaining any necessary planning permission and consent from the relevant local authority.

### LOUNGE

21' 5" (maximum measurement) x 14' 7" (maximum measurement including chimney breast) (6.53m x 4.45m)  
Having dual aspect windows to both the front and side of the property with the two side windows being obscure glazed, three radiators, coved cornice, ceiling light point with ornamental ceiling rose, wall mounted central heating thermostat, fireplace with display mantle and niches and space for electric fire.

### KITCHEN DINER

14' 4" (maximum measurement) x 11' 11" (maximum measurement) (4.37m x 3.63m)  
Having counter tops, stainless steel sink and double drainer and mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill with warming tray beneath, integrated four ring gas hob with fume extractor above, integrated fridge, integrated freezer, window to rear aspect, obscure glazed side entrance door, radiator, coved cornice, two ceiling mounted strip lights, floor mounted Worcester gas central



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### STUDY

10' 4" (maximum measurement to built-in cupboards) x 7' 1" (maximum measurement) (3.15m x 2.16m)

Having built in cupboards and airing cupboard housing the the hot water cylinder and shelving within and overhead storage lockers above. Obscure glazed window to side aspect, radiator, covered cornice, ceiling light point.

### DINING ROOM

14' 4" x 11' 11" (4.37m x 3.63m)

Having radiator, covered cornice, ceiling light point, sliding patio doors leading to: -

### CONSERVATORY

10' 9" x 5' 9" (3.28m x 1.75m)

With polycarbonate roof, dual aspect windows, tiled floor, sliding doors to rear garden.

### BEDROOM ONE

12' 4" (maximum measurement) x 12' 0" (maximum measurement) (3.76m x 3.66m)

Having window to front aspect, radiator, covered cornice, ceiling light point, fitted bedroom furniture including two double wardrobes with hanging rails and drawers within and over head storage lockers, further single wardrobe with over head storage locker, fitted dressing table with mirror.



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### **BEDROOM TWO**

12' 0" (maximum measurement) x 11' 1" (maximum measurement) (3.66m x 3.38m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, three double wardrobes with hanging rails, shelving and drawers within.

### **BEDROOM THREE**

12' 10" (maximum measurement) x 9' 10" (maximum measurement) (3.91m x 3.00m)

Having window to side aspect, radiator, coved cornice, ceiling light point, two built-in double wardrobes with hanging rails, shelving and drawers within, fitted glazed display cabinets with shelving within.

### **BATHROOM**

Having a four piece suite comprising panelled bath, push button WC, wash hand basin with vanity unit, shower cubicle with wall mounted mains fed shower within and bifold shower screen. Fully tiled walls, obscure glazed window, radiator incorporating towel rail, coved cornice, ceiling light point, additional radiator, Xpelair extractor fan.

### **CLOAKROOM**

Having a two piece suite comprising pedestal wash hand basin and WC. Partly tiled walls, Xpelair extractor fan, radiator, obscure glazed window, coved cornice, ceiling light point.



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## EXTERIOR

To the front, the property is approached over a dropped kerb leading to a tarmac driveway providing off road parking space. The driveway extends to the right hand side of the property to a car part which provides further sheltered parking as well as vehicular access to the single garage beyond. The front garden is predominantly laid to lawn and gated access leads to the rear garden. The driveway is served by an outside light.

## SINGLE GARAGE

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

The rear garden benefits from a pleasant approximately south westerly facing aspect and comprises sections of concrete hardstanding providing seating space and lawned areas with flower and shrub borders. The garden is served by outside lighting.

## GARDEN STORE

10' 5" x 5' 4" (3.17m x 1.63m)

Situated to the rear of the garage, having an obscure glazed door, lighting within.

## FORMER ART STUDIO

12' 1" (maximum measurement) x 8' 8" (maximum measurement) (3.68m x 2.64m)

Also situated to the rear of the garage. Having partially obscure glazed door, ceramic sink with wall mounted taps, radiator, coved cornice, two ceiling mounted strip lights, window overlooking the rear garden.

## SERVICES

Mains gas, electricity, water and drainage are connected. Prospective purchasers should be aware that properties on Somersby Green are eligible to pay approximately £75 per annum for the ongoing upkeep and maintenance of the green.

## REFERENCE

26765219/03112023/LAM



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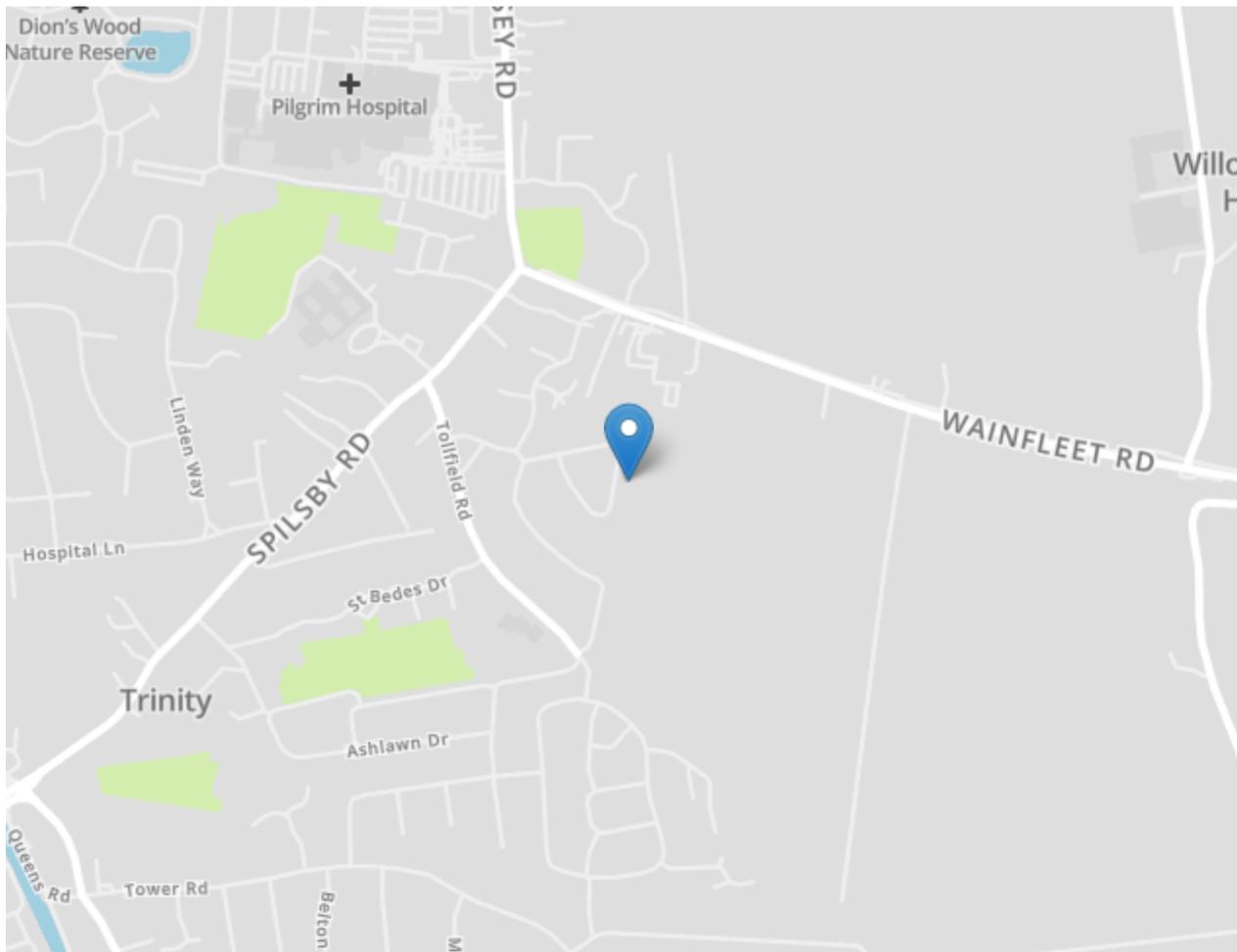
## AGENT'S NOTES

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. 194.3 sq. metres (2091.9 sq. feet)



Total area: approx. 194.3 sq. metres (2091.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	