



**£169,950**

4a Witham Bank West, Boston, Lincolnshire PE21 8PU

**SHARMAN BURGESS**

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PE21 8PU  
£169,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, former airing cupboard providing storage space, loft access served by loft ladder (currently not in working order) leading to an attic space which provides great storage space, having been boarded to the majority and is served with a light and a window to the front aspect.

**LOUNGE**

14' 5" x 11' 11" (4.39m x 3.63m)

Having window to front aspect, radiator, coved cornice, ceiling light point, fitted gas fireplace with hearth and surround.

A detached bungalow situated in a fantastic position close to Boston Marina, requiring some modernisation and updating, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, side entrance lobby, 3 bedrooms (bedroom 3 currently used as an additional sitting room) and a wet room. Further benefits including a garage and parking to the rear, approximate south westerly facing rear garden and gas central heating. The property provides excellent potential for a loft space conversion or an extension (s.t.p.p.).



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### **KITCHEN**

15' 9" x 9' 10" (4.80m x 3.00m)

Having counter tops with one and a half bowl sink and drainer with mixer tap, wood fronted base level storage units and drawer units, plumbing for automatic washing machine, space for slimline dishwasher, space for gas cooker, two windows to rear aspect, window and door through to side entrance lobby, radiator, coved cornice, ceiling light point, wall mounted Vaillant combination gas central heating boiler.

### **SIDE ENTRANCE LOBBY**

17' 4" x 5' 2" (5.28m x 1.57m)

Having doors to both front and rear aspects, two windows to side aspect, wall mounted lighting, tiled floor.

### **BEDROOM ONE**

10' 0" x 12' 0" (3.05m x 3.66m)

Having window to front aspect, radiator, coved cornice, ceiling light point.

### **BEDROOM TWO**

11' 11" x 9' 5" (3.63m x 2.87m)

Having window to side aspect, radiator, coved cornice, ceiling light point.

### **BEDROOM THREE**

11' 0" x 10' 5" (3.35m x 3.17m)

Currently used as an additional Sitting Room. Having radiator, coved cornice, ceiling light point, sliding patio doors leading to the rear garden.



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BURGESS** Est 1996

### WET ROOM

6' 10" x 6' 10" (2.08m x 2.08m)

Having non-slip flooring, wall mounted electric shower, floor mounted drainage, pedestal wash hand basin, WC, radiator, obscure glazed window to rear aspect, coved cornice, ceiling light point, extractor fan.

### EXTERIOR

Vehicular access is the rear of the property, leading to a section of hardstanding and and: -

### SINGLE CONCRETE SECTIONAL GARAGE

With up and over door and concrete base.

### TIMBER AND ASBESTOS GARAGE

### FRONT GARDEN

Accessed via a pedestrian gate from Witham Bank with steps down leading to the garden which comprises flower and shrub borders and a section of lawn.

### REAR GARDEN

Enjoying a pleasant approximately south westerly facing aspect and comprising sections of lawn with mature flower and shrub borders and trees. The garden is also served by outside tap and lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

19032026/30118608/GAT



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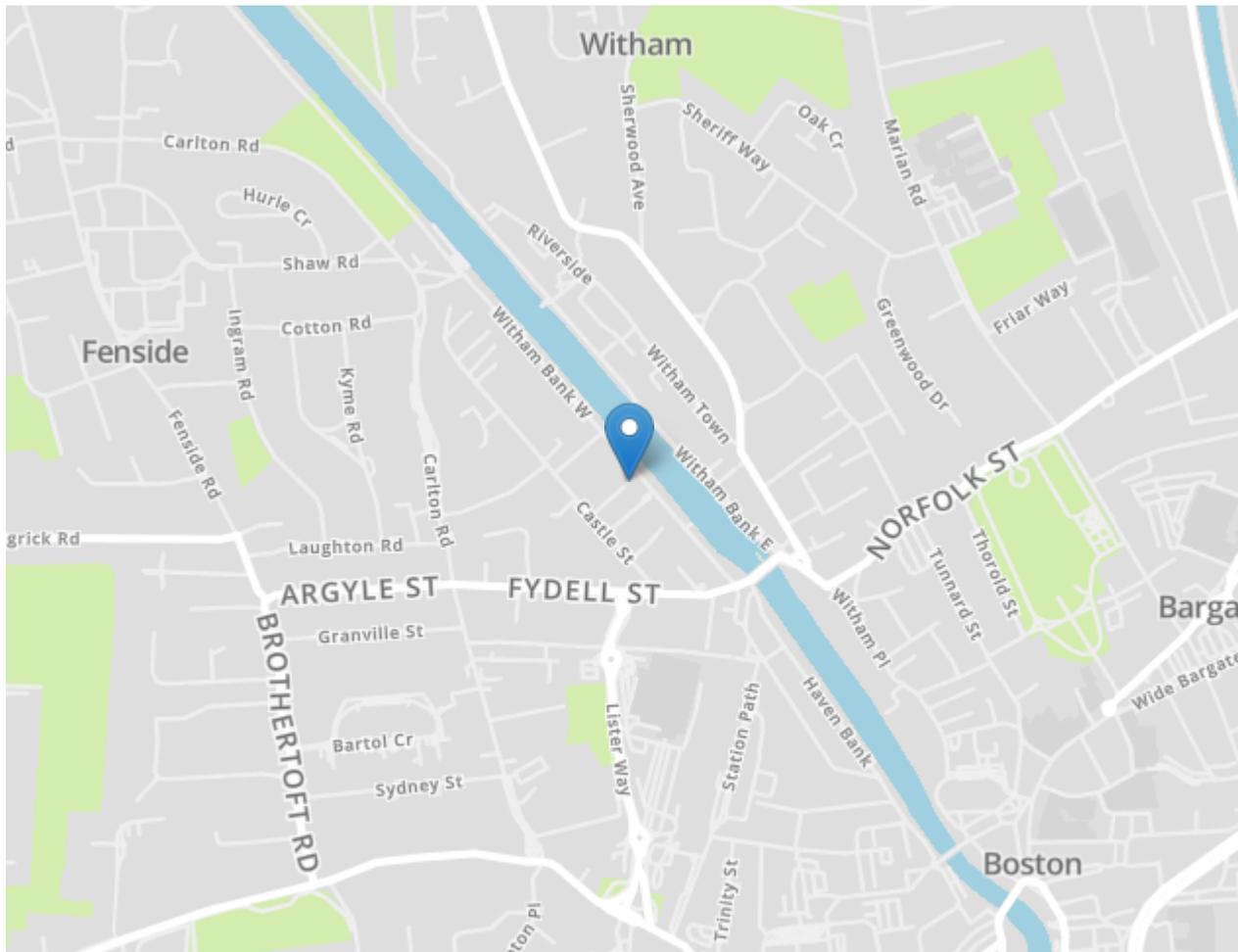
## AGENT'S NOTES

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. 91.3 sq. metres (983.3 sq. feet)



Total area: approx. 91.3 sq. metres (983.3 sq. feet)

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