



£199,950

11 Princess Anne Road, Boston, Lincolnshire PE21 9AP

SHARMAN BURGESS

**11 Princess Anne Road, Boston, Lincolnshire
PE21 9AP
£199,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

With side entrance door, light point, further obscure glazed door through to: -

ENTRANCE HALL

With radiator, coved cornice, ceiling light point, wall light points, loft access, airing cupboard housing the hot water cylinder and slatted linen shelving within.

A detached bungalow situated in a highly sought after location, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, breakfast kitchen, lounge, 2/3 bedroomed dependent upon layout preference, a refitted modern three piece shower room and a separate cloakroom. Further benefits include a driveway, single garage with fibreglass roof, enclosed rear garden, gas central heating and uPVC double glazing (excluding garage). New Worcester Bosch combi boiler installed September 2024.



SHARMAN BURGESS



BREAKFAST KITCHEN

11' 9" x 9' 2" (3.58m x 2.79m)

Having counter tops, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and wall units, space for twin height fridge freezer, integrated double oven and grill, four ring electric hob with cooker hood above, plumbing for automatic washing machine, vent for tumble dryer, window to front aspect, coved cornice, ceiling light point, breakfast bar with radiator beneath and further light point above. Wall mounted Worcester Bosch combi boiler installed September 2024 with 10 year manufacturers guarantee.

LOUNGE

20' 1" (maximum) x 11' 3" (maximum including chimney breast) (6.12m x 3.43m)

Having feature bow window to front aspect, French doors to side aspect, two radiators, coved cornice, ceiling light point, additional wall light points, fitted hearth and display mantle and TV plinth to the side. Sliding double doors through to: -

DINING ROOM/BEDROOM THREE

9' 6" (maximum) x 7' 7" (maximum) (2.90m x 2.31m)

Also accessed from the main hall. This room could be blocked off from the lounge to create an independent bedroom. Having window to side aspect, radiator, coved cornice, ceiling light point.

BEDROOM ONE

11' 3" (maximum) x 10' 9" (maximum) (3.43m x 3.28m)

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



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 9" (maximum) x 9' 3" (maximum) (3.28m x 2.82m)

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

SHOWER ROOM

Being fitted with a modern white three piece suite comprising shower area with wall mounted mains fed shower and hand held shower attachment and fitted shower screen, push button WC, pedestal wash hand basin with mixer tap, radiator, coved cornice, ceiling light point, extractor fan, obscure glazed window.

CLOAKROOM

Being fitted with a WC, wall mounted wash hand basin, obscure glazed window to side aspect, coved cornice, ceiling light point.

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway providing off road parking and vehicular access to the attached single garage. The front garden is laid to low maintenance granite gravel and can also provide further parking space if required.

SINGLE GARAGE

With fibreglass roof, up and over door, served by power and lighting, electric fuse box, window to rear aspect, personnel door to garden.

REAR GARDEN

The rear garden benefits from hardstanding areas providing seating space. The garden is laid to lawn to the majority with flower and shrub borders. There is a timber garden shed and an approximate 6ft x 8ft greenhouse which are to be included within the sale. The garden is fully enclosed and served by an outside light.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. Worcester Bosch Gas combi boiler installed September 2024 with 10 year manufacturers guarantee.

REFERENCE

15052024/27678321/SUT



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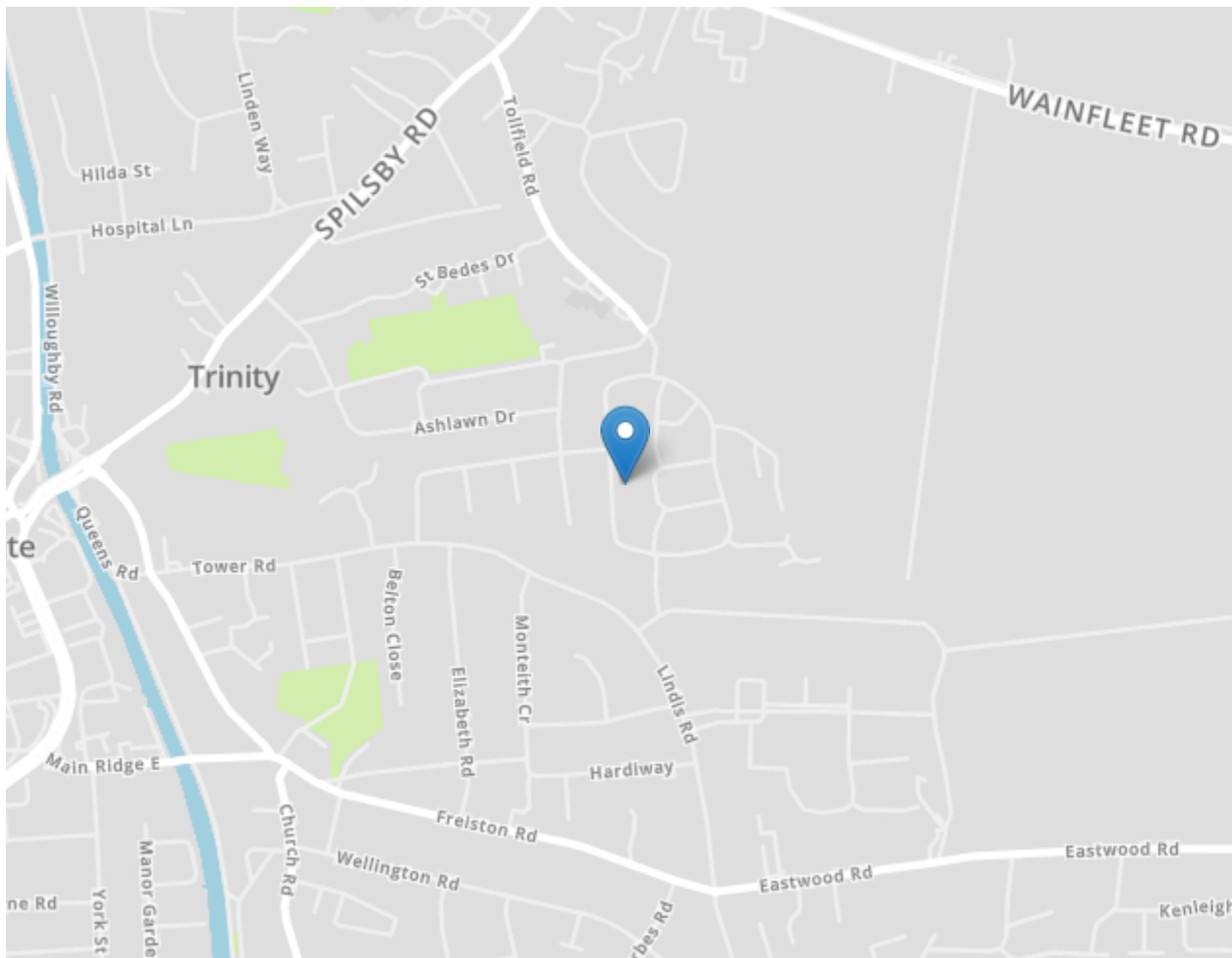
AGENT'S NOTES

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.

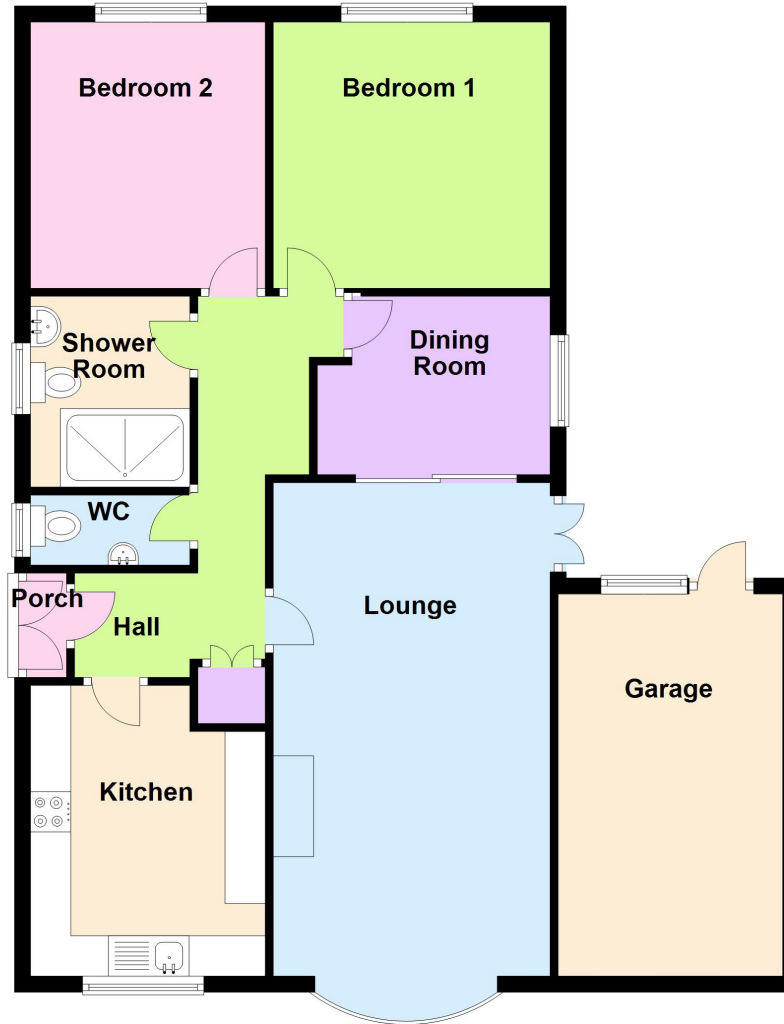
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 90.2 sq. metres (970.6 sq. feet)



Total area: approx. 90.2 sq. metres (970.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC