



£220,000

34 South Parade, Boston, Lincolnshire PE21 7PN

SHARMAN BURGESS

34 South Parade, Boston, Lincolnshire
PE21 7PN
£220,000 Freehold

ACCOMMODATION

ENTRANCE HALL

With uPVC front entrance door, radiator, coved cornice.

LOUNGE

11' 0" x 18' 1" (maximum measurement) (3.35m x 5.51m)

With double glazed floor to ceiling window to side aspect, fireplace, TV aerial point, coved cornice, radiator, door to conservatory.

A bay fronted detached bungalow with picturesque lake views to the rear, being offered for sale with NO ONWARD CHAIN and situated in a popular residential location on the outskirts of Boston, close to amenities. Accommodation comprises an entrance hall, lounge, kitchen diner, L-shaped conservatory, three double bedrooms and bathroom. Further benefits include front and rear gardens and scope and potential for off road parking (s.t.p.p).



SHARMAN BURGESS



KITCHEN DINER

17' 8" (maximum measurement) x 11' 11" (maximum measurement) (5.38m x 3.63m)

The kitchen area has a fitted kitchen comprising wall and base units, work surfaces, inset stainless steel sink and drainer, integrated oven and hob with extractor above, space for standard height fridge, radiator, double glazed window to side aspect, wood laminate flooring continuing through to the dining area which benefits from a double glazed window to rear aspect, radiator, door through to: -

L-SHAPED CONSERVATORY

18' 10" (maximum measurement) x 11' 6" (maximum measurement) (5.74m x 3.51m)

Having double glazed windows to side and rear aspects, patio door to rear garden.

BATHROOM

Having a three piece suite comprising low level WC, pedestal wash basin, panelled bath with electric shower above. Radiator, airing cupboard, partly tiled walls, electric shaver point, double glazed window to rear aspect.

BEDROOM ONE

12' 7" (maximum measurement into bay window) x 10' 11" (3.84m x 3.33m)

Having double glazed window to front aspect, coved cornice, radiator.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 7" (maximum measurement into bay window) x 10' 11" (3.84m x 3.33m)

Having double glazed window to front aspect, coved cornice, radiator.

BEDROOM THREE

12' 7" x 10' 11" (3.84m x 3.33m)

Having double glazed window to side aspect, radiator, TV aerial point.

EXTERIOR

To the front, the property is enclosed by a brick wall with pedestrian hand gate to the front boundary. There is hardstanding to the front and side of the property which could provide off road parking, subject to gaining any necessary planning permission and consent for the installation of a dropped kerb from the relevant planning authority.

The rear garden is predominantly laid to gravel with a paved patio seating area and mature shrubs and bushes and enjoys picturesque views over a nearby lake. The garden houses a timber shed and a greenhouse.

SERVICES

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

REFERENCE

27062190/16122023/ASH



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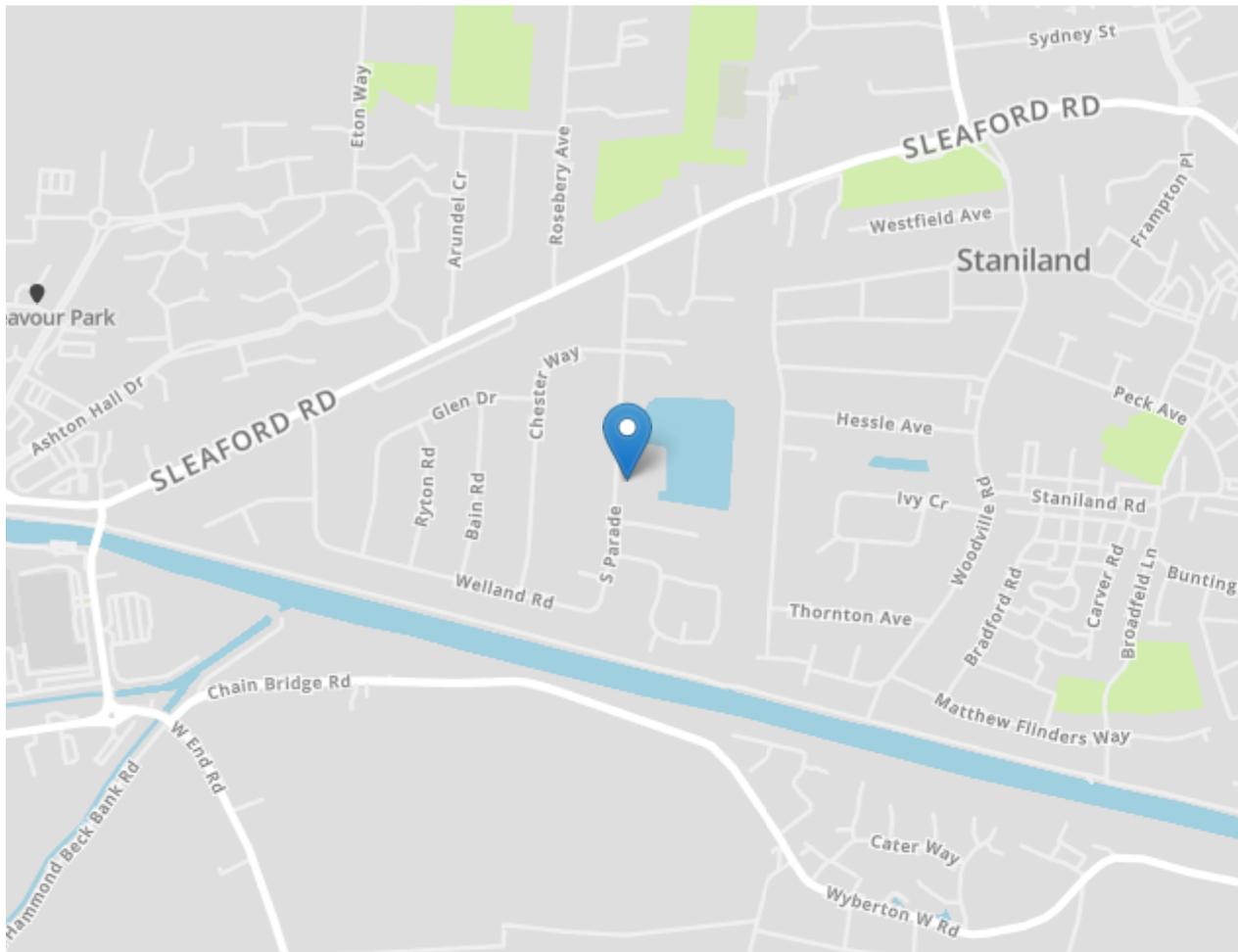
AGENT'S NOTES

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.

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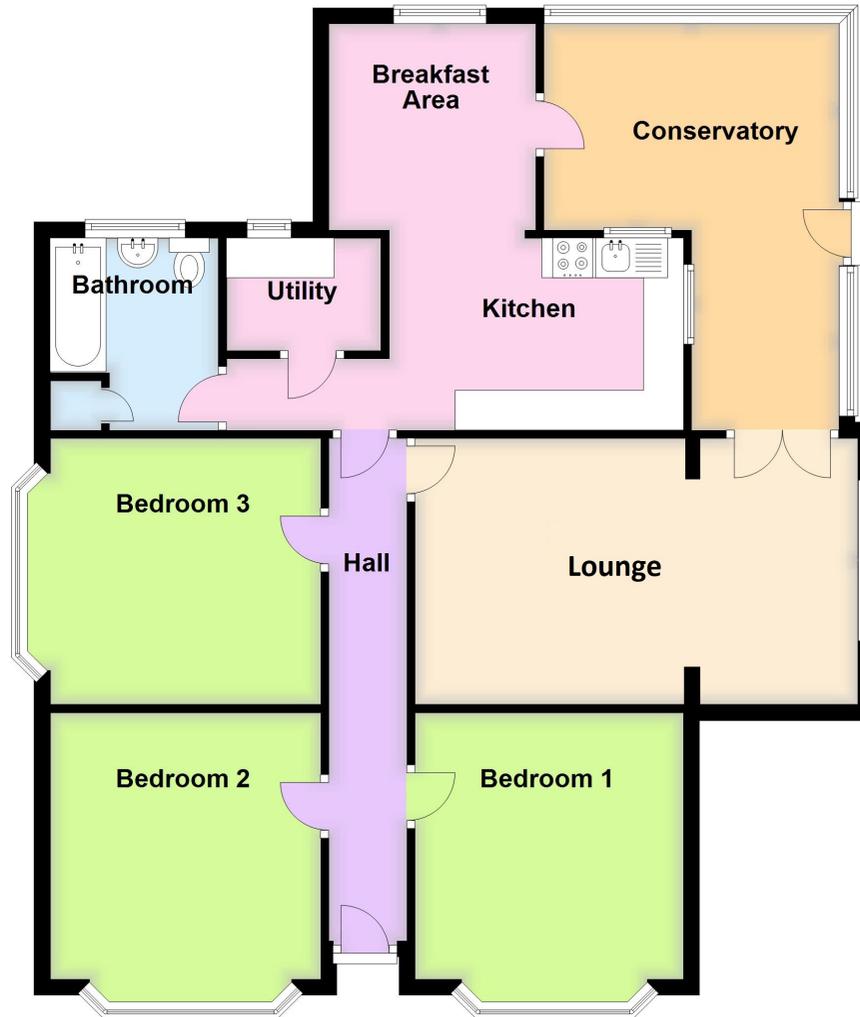
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 103.2 sq. metres (1110.6 sq. feet)



Total area: approx. 103.2 sq. metres (1110.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC