



£235,000

Amherst, China Street, Wrangle, Boston, Lincolnshire PE22 9DP

SHARMAN BURGESS

**Amherst, China Street, Wrangle, Boston,
Lincolnshire PE22 9DP
£235,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, access to loft space, built-in cloak cupboard with coat hooks within.

LOUNGE

15' 2" x 10' 4" (maximum) (4.62m x 3.15m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, TV aerial point.



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KITCHEN DINER

10' 4" (maximum) x 9' 0" (maximum) (3.15m x 2.74m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units with under cupboard shelving, space for electric cooker with fume extractor above, window to side elevation, radiator, coved cornice, ceiling mounted lighting.

REAR ENTRANCE UTILITY

Having counter top with base level storage units beneath, plumbing for automatic washing machine, space for twin height fridge freezer, ceiling mounted lighting, concealed oil central heating boiler, wall mounted digital central heating timer, door leading to exterior, window to rear elevation.

BEDROOM ONE

12' 0" (maximum) x 10' 3" (maximum) (3.66m x 3.12m)

Having dual aspect windows, radiator, coved cornice, ceiling light point.

BEDROOM TWO

12' 0" (maximum) x 10' 3" (maximum) (3.66m x 3.12m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, built-in bedroom storage including wardrobes with hanging rails within, drawers and additional cupboards with shelving within.



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BATHROOM

8' 10" x 7' 2" (2.69m x 2.18m)

Being fitted with a four piece suite comprising shower cubicle with wall mounted electric shower within and fitted shower screen, pedestal wash hand basin, panelled bath with mixer tap and hand held shower attachment, push button WC, radiator, two ceiling light points, two obscure glazed windows to rear elevation, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

The property benefits from a plot size of approximately 1.9 Acres (s.t.s) and is a mixture of domestic gardens and level paddock land to the rear. The property benefits from space for off road parking with open fronted cart style store and gardens to the front and both sides of the bungalow which are predominantly laid to lawn, with flower and shrub border, and served by outside lighting. There is a brick and pantile outbuilding which currently provides storage, paved patio seating area and some conifer hedging providing an element of screening. The land continues to the rear and, as mentioned, is laid predominantly to level paddock land, enjoying views over open farmland to the rear and the Lincolnshire Wolds beyond.

AGENTS NOTE

Prospective purchasers should be aware that the property is a bricked around prefabricated bungalow and may contain Asbestos and therefore suits 'Cash Buyers' only.

SERVICES

Mains water and electricity are connected. Drainage is to a private system. The property is served by oil central heating.

REFERENCE

03092025/29490560/END



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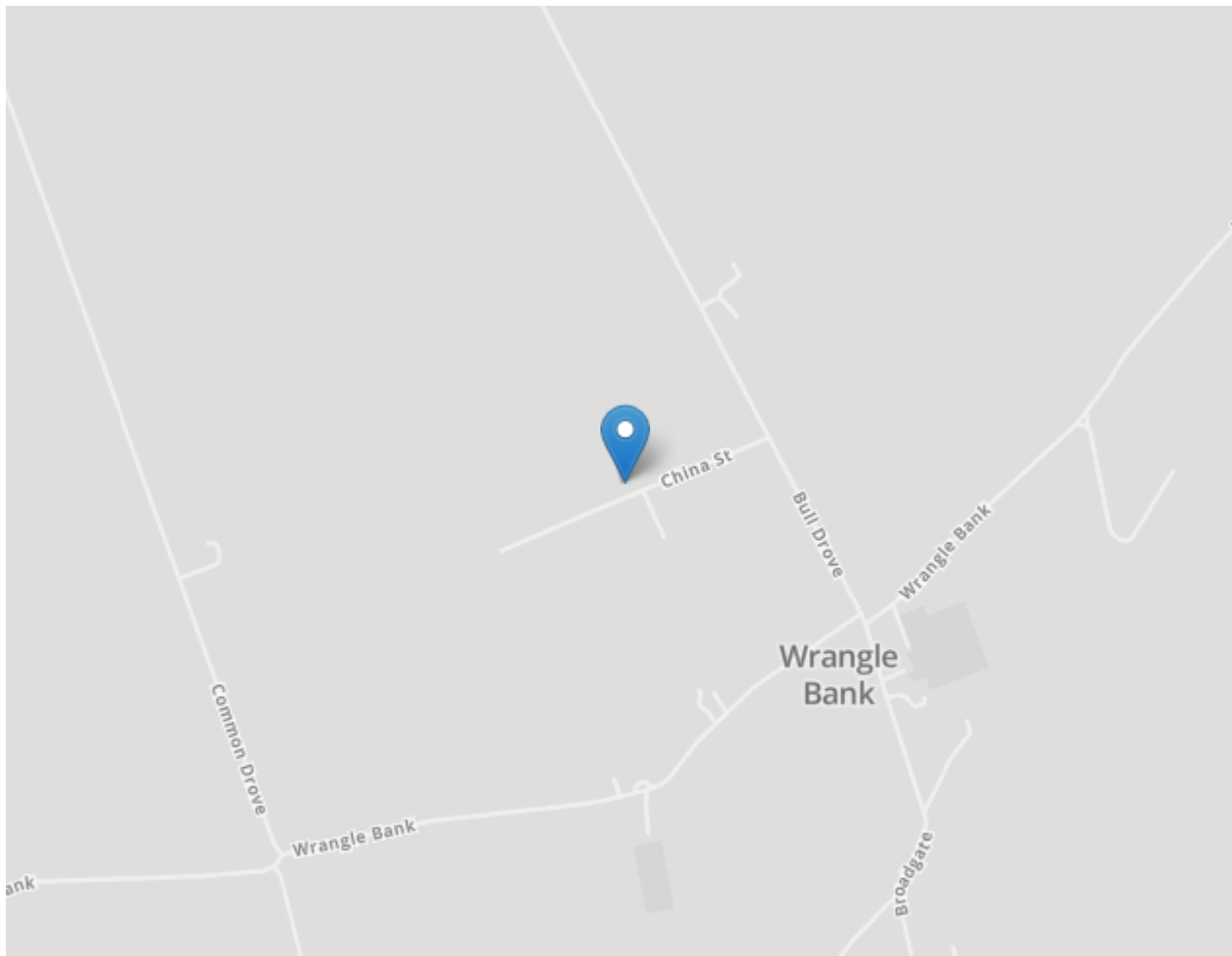
AGENT'S NOTES

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.



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Ground Floor

Approx. 71.1 sq. metres (765.0 sq. feet)



Total area: approx. 71.1 sq. metres (765.0 sq. feet)

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