



£199,950

11 Acorn Close, Freiston, Boston, Lincolnshire PE22 0PN

SHARMAN BURGESS

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Lincolnshire PE22 0PN
£199,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door with obscure glazed window to side, wood effect laminate flooring, coved cornice, ceiling light point, access to roof space, wall mounted central heating timer, airing cupboard with radiator within, boiler cupboard housing the replacement Viessmann combi gas central heating boiler.

A two bedroomed detached bungalow situated within a cul-de-sac location within the village of Freiston, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, kitchen, lounge, two double bedrooms and a modern refitted three piece shower room. Further benefits include gas central heating, uPVC double glazing (excluding garage window), driveway, single garage and good sized garden to the rear.



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KITCHEN

9' 10" (maximum) x 9' 9" (maximum) (3.00m x 2.97m)
Having roll edge work surfaces with tiled splashbacks, one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye wall units, integrated oven and grill, four ring electric hob with fume extractor above, plumbing for dishwasher, space for standard height fridge or freezer, space and plumbing for washing machine, window to front aspect, coved cornice, ceiling mounted spotlights, radiator.

LOUNGE

17' 1" x 11' 9" (5.21m x 3.58m)
Having window to front aspect, two radiators, coved cornice, ceiling recessed spotlights, additional wall mounted lighting, TV aerial point, wiring for satellite TV, living flame coal effect fireplace with fitted inset and hearth and display surround.

BEDROOM ONE

15' 2" (maximum) x 11' 1" (maximum) (4.62m x 3.38m)
Having window to rear aspect, radiator, coved cornice, ceiling light point, wood effect laminate flooring, built-in double wardrobe with hanging rail within and storage lockers above.

BEDROOM TWO

8' 5" (maximum) x 10' 7" (maximum) (2.57m x 3.23m)
Having window to rear aspect, radiator, coved cornice, ceiling light point, wood effect laminate flooring, built-in double wardrobe with hanging rail and overhead storage locker.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Being refitted with a modern three piece suite comprising shower cubicle with wall mounted mains fed shower and hand held shower attachment within, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, extractor fan, ceiling recessed lighting, heated towel rail, tiled flooring, fully tiled walls, obscure glazed window.

EXTERIOR

To the front, the property is approached over a long driveway which provides off road parking and hardstanding as well as vehicular access to the single garage. There is a lawned front garden with flower and shrub borders and the driveway is served by an outside tap. The rear garden initially comprises a paved patio seating area to the immediate rear of the bungalow, leading to lawns with flower and shrub borders. The rear garden is fully enclosed by a mixture of fencing and hedging. The garden houses a timber shed and is served by outside lighting.

SINGLE GARAGE

8' 4" (maximum) x 17' 0" (maximum) (2.54m x 5.18m)

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

SERVICES

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

REFERENCE

03042024/27540603/BEN



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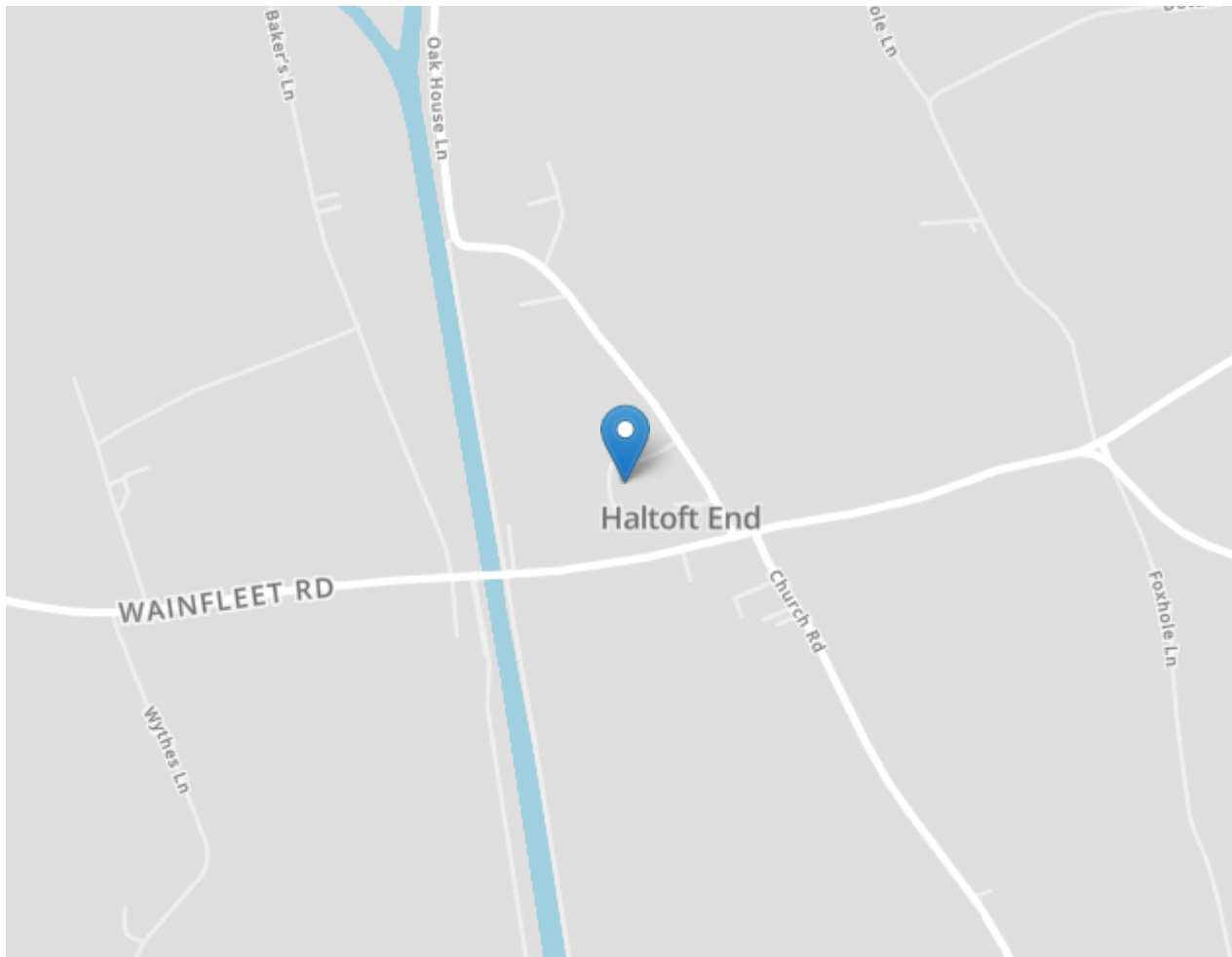
AGENT'S NOTES

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.

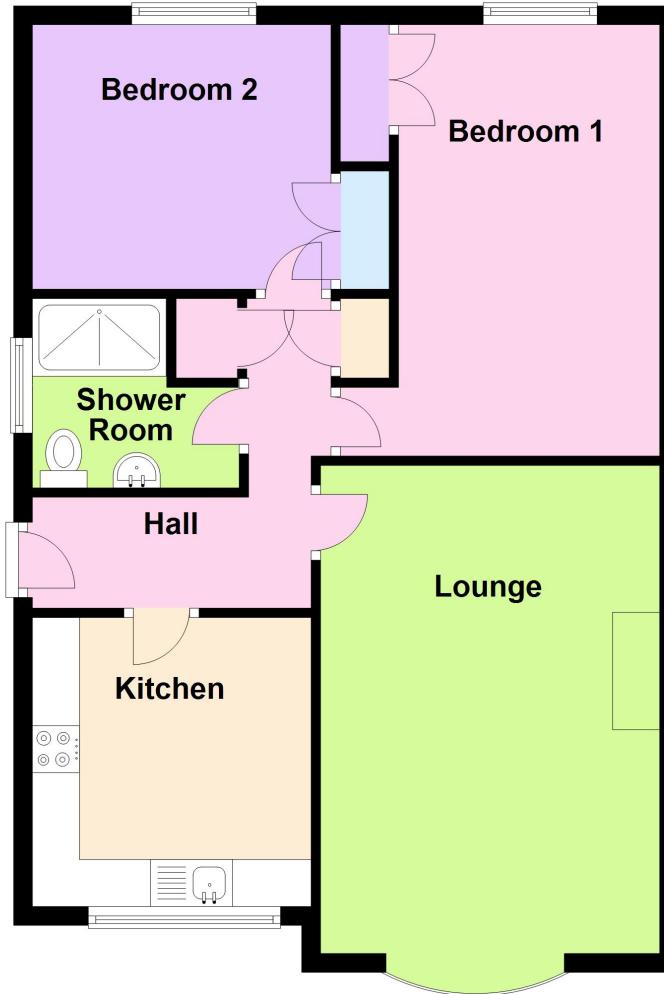
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 63.1 sq. metres (678.7 sq. feet)



Total area: approx. 63.1 sq. metres (678.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		60	81
England, Scotland & Wales			
		EU Directive 2002/91/EC	