



**£179,950**

10 Walden Gardens, Boston, Lincolnshire PE21 8XG

**SHARMAN BURGESS**

**10 Walden Gardens, Boston, Lincolnshire**  
**PE21 8XG**  
**£179,950 Freehold**

An extremely well presented and extended detached bungalow providing flexible living accommodation comprising an entrance porch, lounge, inner hallway, kitchen, dining room, playroom/office, shower room, separate bathroom and two good sized bedrooms. Further benefits include a tarmac driveway, approximate westerly facing rear garden, uPVC double glazing and gas central heating.

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially obscure glazed front entrance door, obscure glazed windows, tiled floor, door through to: -

**LOUNGE**

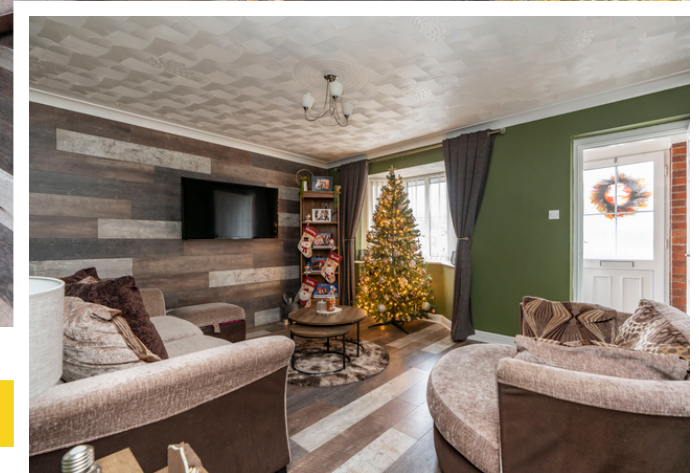
14' 6" (maximum) x 13' 7" (maximum taken into bay window) (4.42m x 4.14m)

With feature bay window to front elevation, radiator, coved cornice, ceiling light point.

**INNER HALLWAY**

8' 9" (maximum) x 5' 6" (maximum) (2.67m x 1.68m)

Having coved cornice, ceiling light point.



**SHARMAN BURGESS**



### KITCHEN

8' 5" x 11' 6" (2.57m x 3.51m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for slimline dishwasher, space for American style fridge freezer, space for condensing tumble dryer, plumbing for automatic washing machine, integrated waist height double oven and grill, four ring electric hob with illuminated fume extractor above, coved cornice, ceiling recessed lighting, concealed Ideal Logic wall mounted gas combi central heating boiler. Archway through to: -

### DINING ROOM

9' 7" x 9' 2" (2.92m x 2.79m)

Having French doors leading to the rear garden with windows to either side, radiator, ceiling light point, bi-folding doors through to: -

### PLAYROOM/OFFICE

9' 2" x 7' 7" (2.79m x 2.31m)

Having windows overlooking the garden, ceiling light point, radiator, bi-folding door through to: -

### SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wall mounted wash hand basin, shower cubicle with wall mounted electric shower within and fitted shower screen, tiled floor, fully tiled walls, radiator, extract fan, ceiling light point, obscure glazed window to rear elevation.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM ONE

11' 9" x 9' 9" (3.58m x 2.97m)

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

### BEDROOM TWO

8' 7" (maximum) x 11' 6" (maximum) (2.62m x 3.51m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, access to loft space.

### BATHROOM

5' 6" x 6' 6" (1.68m x 1.98m)

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, panelled bath with mixer tap and hand held shower attachment, fully tiled walls, coved cornice, ceiling light point, extractor fan, obscure glazed window to rear elevation, heated towel rail.

### EXTERIOR

The property is approached over a good sized tarmac driveway which provides off road parking and hardstanding and extends to the left hand side of the bungalow to additional hardstanding and gated access to the rear garden.

The rear garden benefits from an approximate westerly facing aspect and initially comprises a gravelled hardstanding area, leading to the remainder of the garden which is predominantly laid to lawn. The garden is fully enclosed and served by outside lighting.

### SERVICES

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

### REFERENCE

26112024/28459013/LEA



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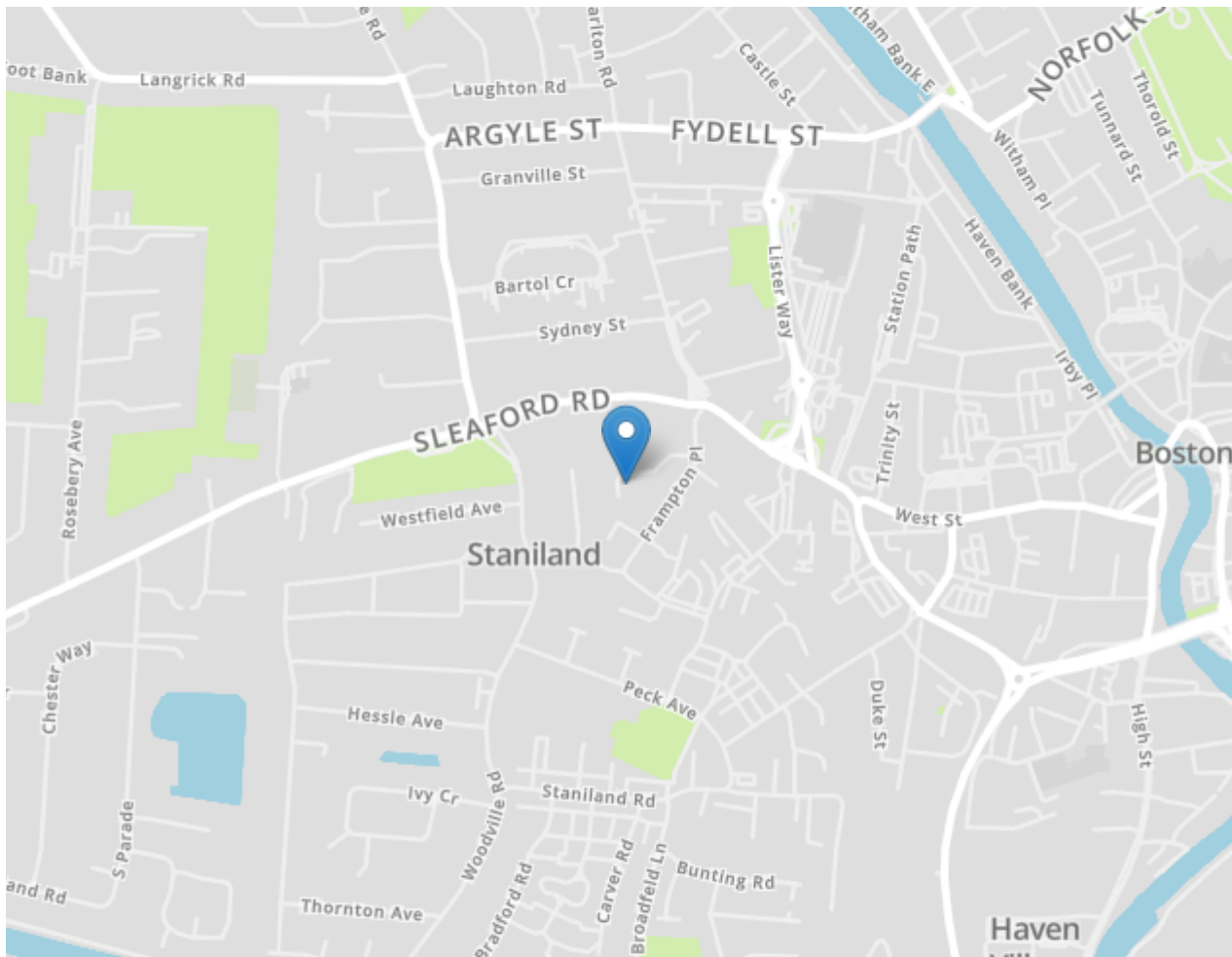
## AGENT'S NOTES

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.

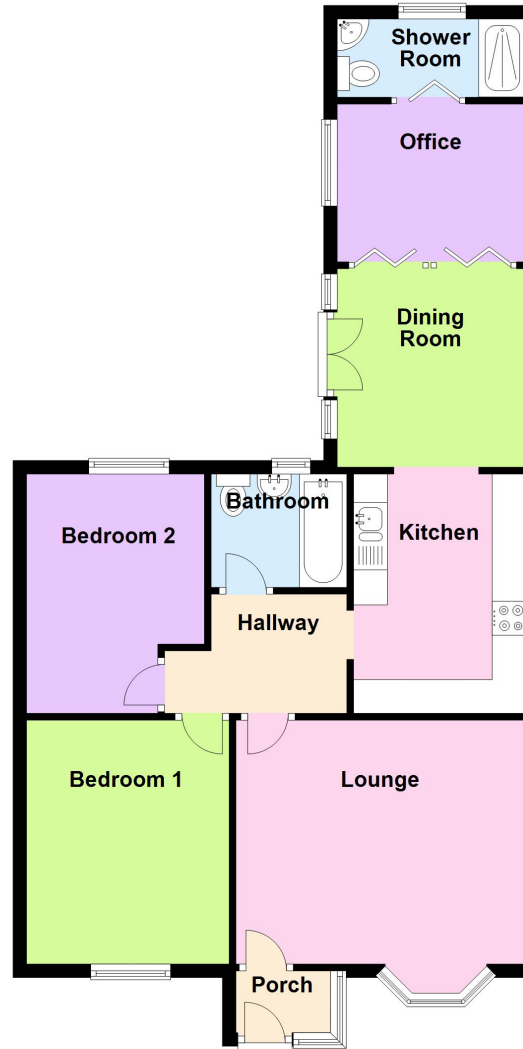
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 73.9 sq. metres (794.9 sq. feet)



Total area: approx. 73.9 sq. metres (794.9 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk

