



£255,000

96 Robin Hoods Walk, Boston, Lincolnshire PE21 9LQ

SHARMAN BURGESS

**96 Robin Hoods Walk, Boston, Lincolnshire
PE21 9LQ
£255,000 Freehold**

ACCOMMODATION

COVERED STORM PORCH

With uPVC part glazed entrance door to side elevation leading into the entrance hall.

ENTRANCE HALL

With radiator, loft access and storage cupboard.

LOUNGE

15' 11" (maximum measurement) x 11' 10" (4.85m x 3.61m)
With double glazed window to front and side aspects, radiator, TV aerial point and electric fireplace.

A spacious and well presented three bedroom detached bungalow situated on a plot of approximately 0.2 Acres (s.t.s) benefitting from ample off road parking with a block paved and gravelled driveway extending to a detached brick built garage. The property also benefits from a fantastic sized rear garden. The accommodation comprises in brief an entrance hall, lounge, kitchen, conservatory, three bedrooms, bathroom and separate shower room. The property is also being sold with the benefit of NO ONWARD CHAIN.



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KITCHEN DINER

16' 2" x 8' 5" (4.93m x 2.57m)

With a fitted kitchen comprising a range of wall and base level units, areas of work surfaces, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated oven and four ring gas hob with stainless steel fume extractor over, partly tiled walls, space and plumbing for automatic washing machine, space for standard height fridge and freezer, radiator, double glazed window to the side aspect, tiled design wood laminate flooring, ceiling spotlights, TV aerial point, double glazed patio doors leading to the conservatory.

CONSERVATORY

9' 8" x 9' 0" (2.95m x 2.74m)

Of uPVC construction with tinted glass roof. With double glazed windows to side and rear aspects, door leading to the garden.

BEDROOM ONE

13' 10" x 9' 10" (4.22m x 3.00m)

With double glazed window to front aspect, radiator and TV aerial point.

BEDROOM TWO

12' 9" x 8' 4" (3.89m x 2.54m)

With double glazed window to side and rear aspects, radiator and TV aerial point.

BEDROOM THREE

11' 10" x 9' 10" (3.61m x 3.00m)

With double glazed window to side and rear aspect, radiator and TV aerial point.



**SHARMAN
BURGESS** Est 1996

BATHROOM

With a three piece suite comprising a panelled bath with wall mounted electric shower over and shower screen, low level push button WC, pedestal wash hand basin, fully tiled walls, double glazed window to side aspect, extractor fan, tiled design wood laminate flooring.

SHOWER ROOM

With a three piece suite comprising a double shower cubicle with mains fed shower within, low level WC, wash hand basin inset to vanity unit and a selection of units, double glazed window to side aspect, radiator, fully tiled walls, tiled design wood laminate flooring.

EXTERIOR

To the front is a block paved driveway which provides access via a wrought iron gates, with brick pillared walls with wrought iron railings and hand gate. There is a further gravelled area with wrought gates to both side, with the gates to the left hand side providing access to the detached single garage and rear garden.

The good sized rear garden is initial laid to a paved patio seating area, leading to a generous lawned area, with gravelled shrub, bush and hedged borders. The garden is fully enclosed by a mixture of fencing and hedging and benefits from a variety of fruit trees, plants and shrubs.

SINGLE GARAGE

17' 5" x 10' 9" (5.31m x 3.28m)

With double doors to front aspect, uPVC window to side aspect.

ADJOINING WORKSHOP

5' 7" x 10' 9" (1.70m x 3.28m)

With uPVC door to side aspect.

POTTING SHED

Of brick and timber construction, served by power.

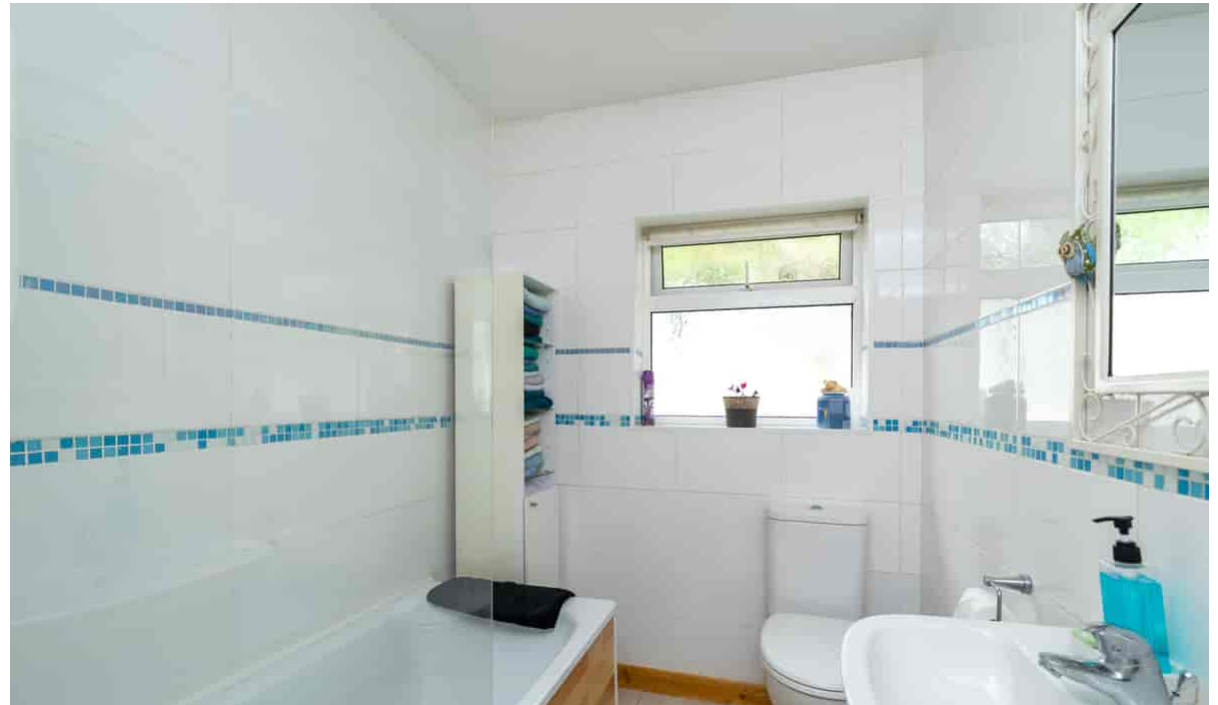
TIMBER GARDEN SHED

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

200722/KAS



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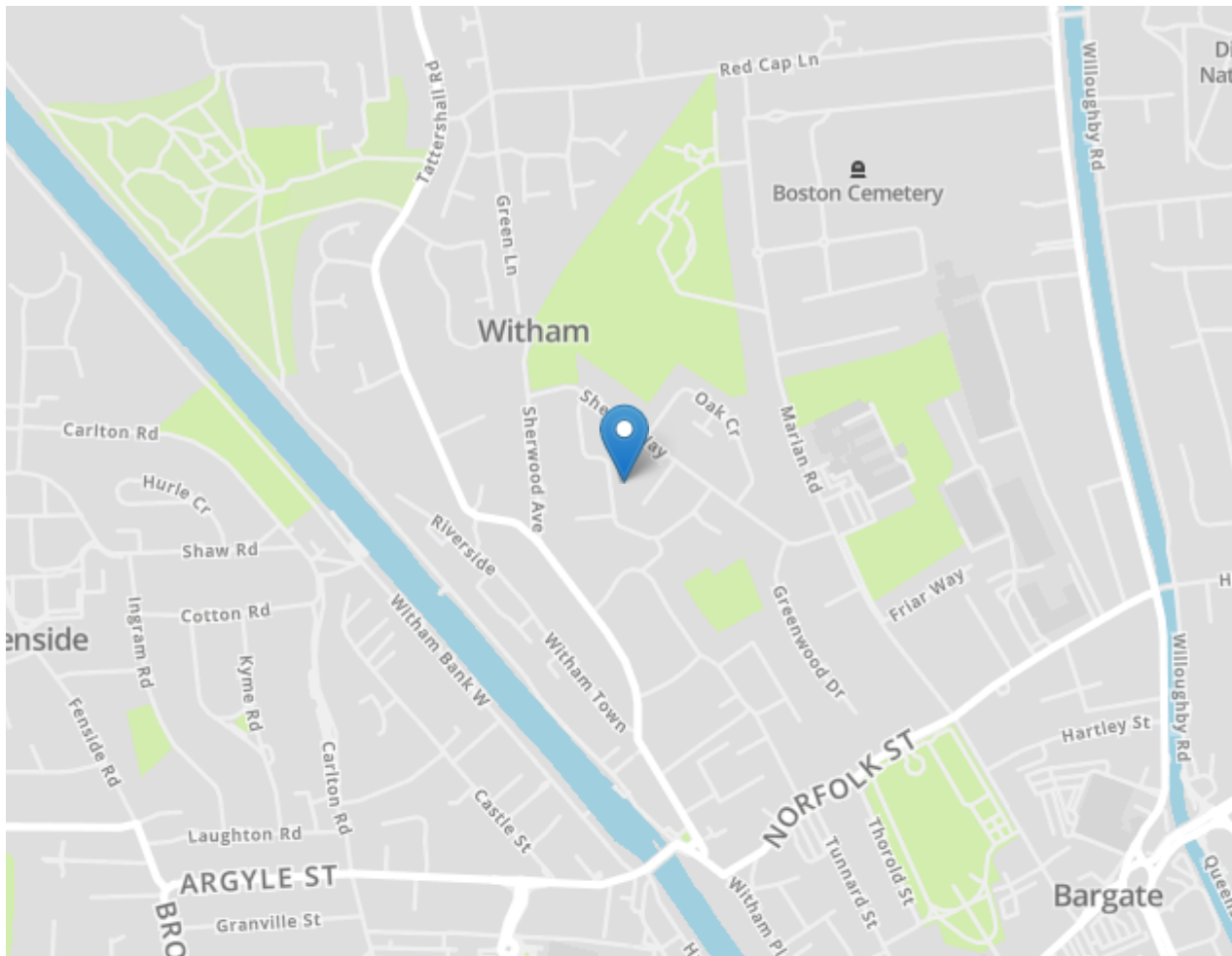
AGENT'S NOTES

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.

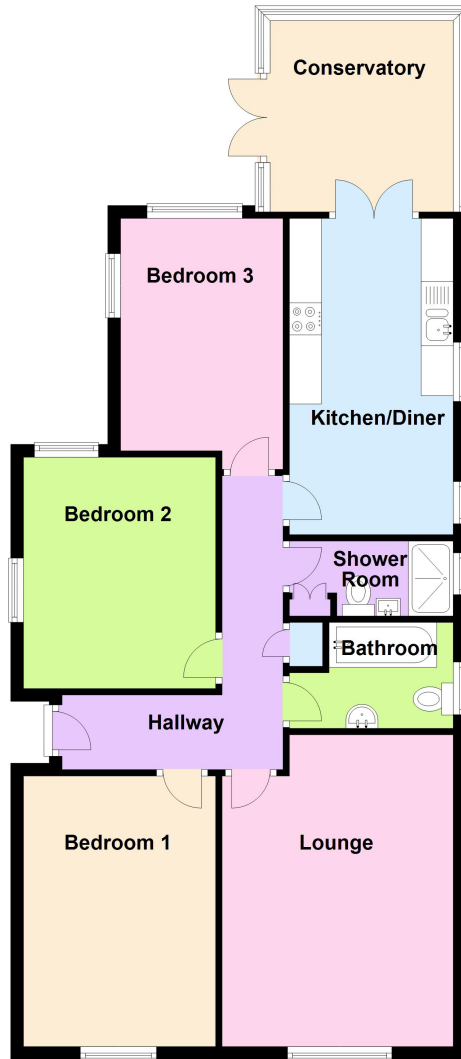
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 956.3 sq. feet



Total area: approx. 956.3 sq. feet



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(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	