



**£180,000**

Rosedale, London Road, Frampton, Boston, Lincolnshire PE20 1BP

**SHARMAN BURGESS**

**Rosedale, London Road, Frampton, Boston,  
Lincolnshire PE20 1BP  
£180,000 Freehold**

A 2/3 bedroomed detached bungalow with accommodation comprising an entrance hall, kitchen, lounge, dining room (formerly bedroom 3), conservatory, utility room, shower room and two double bedrooms. Further benefits include a driveway providing off road parking, garden to the rear and gas central heating. Being offered for sale with NO ONWARD CHAIN.

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, picture rail, coved cornice, two ceiling light points, radiator, access to roof space.

**LOUNGE**

13' 1" (maximum) x 11' 10" (maximum including chimney breast) (3.99m x 3.61m)

Having dual aspect windows, radiator, picture rail, coved cornice, ceiling light point, TV aerial point, fireplace with fitted inset and hearth and display surround with electric fire.



**SHARMAN BURGESS**



#### **KITCHEN**

15' 6" x 6' 9" (4.72m x 2.06m)

Having roll edge work surfaces with tiled splashbacks, inset 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, space for cooker, wall mounted Worcester gas central heating boiler, dual aspect windows, coved cornice, ceiling mounted strip light, doors to utility area and conservatory, archway through to: -

#### **DINING ROOM**

12' 2" x 9' 5" (3.71m x 2.87m)

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

#### **UTILITY AREA**

Having counter top, plumbing for automatic washing machine, space for standard height fridge or freezer, wall mounted units, coved cornice, ceiling light point. Door to: -

#### **SHOWER ROOM**

7' 2" x 6' 9" (2.18m x 2.06m)

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted electric shower within and fitted shower screen, walls tiled to approximately half height, radiator, extractor fan, coved cornice, ceiling light point, obscure glazed window to rear elevation.



**SHARMAN  
BURGESS** Est 1996

### CONSERVATORY

15' 0" x 10' 8" (4.57m x 3.25m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, wall mounted lighting, radiator, double doors leading to the rear garden.

### BEDROOM ONE

11' 6" (maximum) x 12' 9" (maximum) (3.51m x 3.89m)

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

### BEDROOM TWO

11' 0" x 10' 2" (measurement taken to built-in wardrobes) (3.35m x 3.10m)

Having window to side elevation, radiator, picture rail, coved cornice, ceiling light point, built-in wardrobes to the majority of one wall with hanging rails and shelving within and sliding mirrored doors.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved and granite gravelled driveway providing off road parking.

The rear garden comprises a paved patio with slate borders, lawned areas with flower and shrub borders. A 6ft x 6ft glasshouse and a garden shed are included in the sale. The garden is enclosed to the majority by a mixture of fencing and hedging.

### SERVICES

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

### REFERENCE

04122024/27609380/ROT



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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. 93.2 sq. metres (1002.8 sq. feet)



Total area: approx. 93.2 sq. metres (1002.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	