



£269,950

41 Blackthorn Lane, Boston, Lincolnshire PE21 9BG

SHARMAN BURGESS

41 Blackthorn Lane, Boston, Lincolnshire
PE21 9BG
£269,950 Freehold

ACCOMMODATION

RECEPTION HALL

24' 0" x 8' 8" (maximum) (7.32m x 2.64m)

Having partially obscure glazed front entrance door with obscure glazed side panels, two radiators, coved cornice, two ceiling light points, two built-in cloak cupboards, linen cupboard with slatted shelving within.

A larger than average two bedroomed detached bungalow situated in a highly desirable residential area, offering generous sized living accommodation comprising a large reception hall, kitchen diner, utility room, lounge, conservatory, two well proportioned double bedrooms and a refurbished family bathroom. Further benefits include a driveway providing ample off road parking, spacious garage, well present approximate south facing rear garden and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS





KITCHEN

16' 3" (maximum) x 14' 4" (maximum) (4.95m x 4.37m)
Having roll edge work surfaces with tiled splashbacks, stainless steel double sink and double drainer with mixer tap, extensive range of wood fronted base level storage units, drawer units and matching eye level wall units including glazed display cabinets, integrated Siemens oven and grill, integrated Siemens microwave combination oven, four ring electric hob with fume extractor above, space for condensing tumble dryer, plumbing for dishwasher, window to front elevation, radiator, coved cornice, ceiling light points, additional recessed ceiling downlighting, return breakfast bar providing seating space.

UTILITY ROOM

6' 8" x 5' 0" (2.03m x 1.52m)
Having roll edge work surface with plumbing for automatic washing machine and space for tumble dryer beneath, space for twin height fridge freezer, obscure glazed window to side elevation, coved cornice, ceiling light point.

LOUNGE

19' 0" x 12' 0" (5.79m x 3.66m)
Having radiator, coved cornice, ceiling light point, additional wall light points, electric fireplace with fitted hearth and display surround, TV aerial point.

CONSERVATORY

11' 2" x 9' 6" (3.40m x 2.90m)
Of uPVC double glazed construction with polycarbonate roof and door leading out to the garden.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 0" x 17' 0" (maximum including built-in wardrobes) (3.66m x 5.18m)

Having French doors leading to the rear garden, coved cornice, ceiling light point, extensive range of built-in bedroom furniture including bedside drawers, over head storage lockers and a range of wardrobes with hanging rails and shelving within.

BEDROOM TWO

10' 3" (maximum) x 13' 4" (maximum) (3.12m x 4.06m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rail and shelving within.

BATHROOM

11' 10" (maximum) x 7' 10" (maximum) (3.61m x 2.39m)

Being fitted with a three piece suite comprising push button WC, wash hand basin with vanity unit beneath and mixer tap, P-shaped bath with mixer tap and shower attachment and fitted shower screen, tiled floor, fully tiled walls, radiator, ceiling recessed lighting, obscure glazed window to side elevation, extractor fan.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn.

GARAGE

13' 1" x 20' 9" (3.99m x 6.32m)

Having up and over door, served by power and lighting, obscure glazed window to side elevation, obscure glazed personnel door through to entrance hall, further personnel door leading to the exterior, access to loft space.

REAR GARDEN

Enjoying an approximate south facing aspect and being initially laid to paved patio seating area providing entertaining space. The garden continues to a central lawned area with well stocked flower and shrub borders. The garden is fully enclosed by fencing, served by external power and lighting and houses a greenhouse and timber garden shed served by power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

19092025/27858006/KUH



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

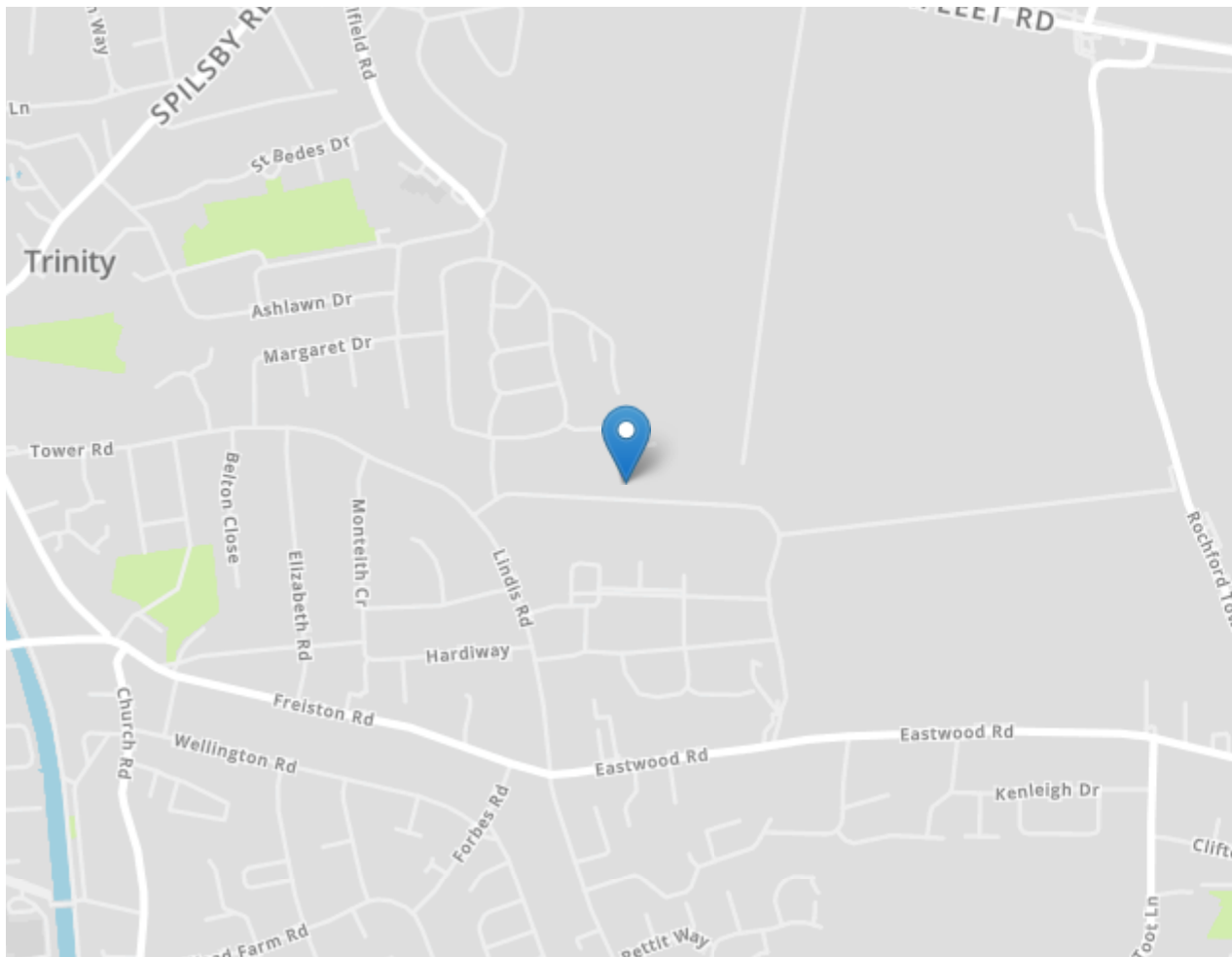
AGENT'S NOTES

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.

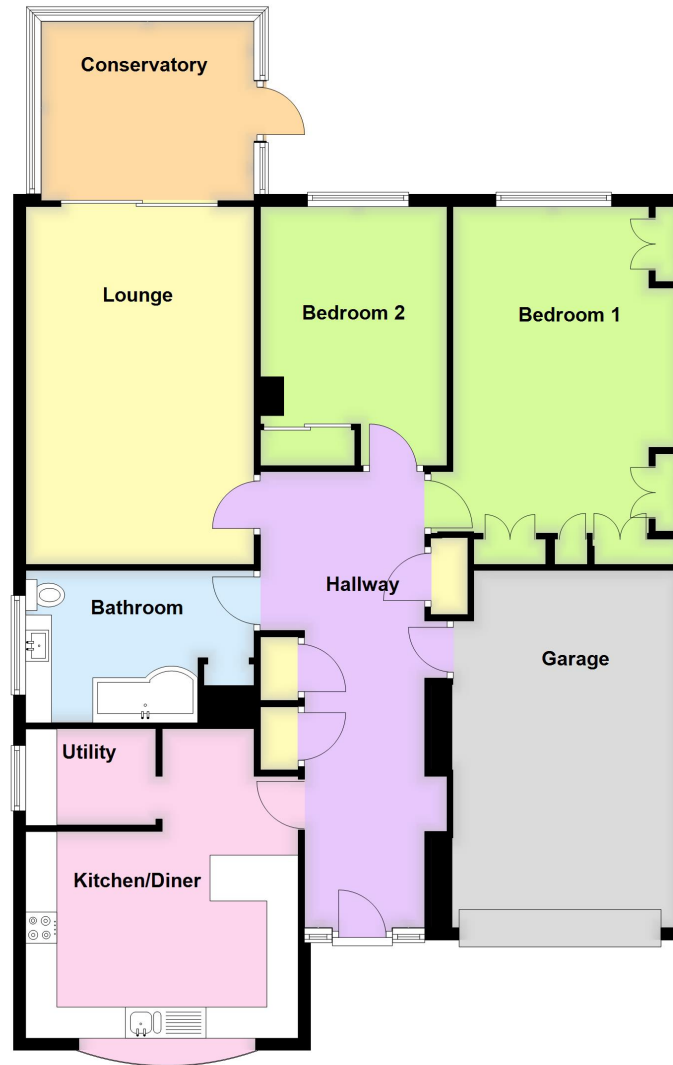
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 140.0 sq. metres (1507.0 sq. feet)



Total area: approx. 140.0 sq. metres (1507.0 sq. feet)

**SHARMAN
BURGESS** Est 1996

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		