



**£285,000**

38 Somersby Way, Boston, Lincolnshire PE21 9PQ

**SHARMAN BURGESS**



**38 Somersby Way, Boston, Lincolnshire**  
**PE21 9PQ**  
**£285,000 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having uPVC side entrance door, wood laminate flooring, radiator, coved cornice, ceiling recessed spotlights, doors to lounge and bedroom three, glazed door to: -

A detached bungalow having undergone a scheme of refurbishment in 2025 to a high specification throughout, situated in one of the most sought after residential locations in Boston, close to the Town Centre and its amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, three bedrooms, shower room and separate cloakroom. Further benefits include ample off road parking, single garage and low maintenance rear garden.



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### KITCHEN

13' 2" x 9' 11" (4.01m x 3.02m)

Being fitted with a range of wall and base level storage units, drawer units and deep drawer units, fitted wine cooler, integrated washing machine, integrated slimline dishwasher, integrated double Miele ovens, electric induction hob with stainless steel extractor above, areas of worksurface, inset ceramic sink and drainer with mixer tap, wood laminate flooring, radiator, ceiling recessed spotlights, dual aspect double glazed windows.

### BEDROOM THREE

8' 1" x 10' 0" (2.46m x 3.05m)

Having double glazed window to side elevation, radiator.

### LOUNGE

17' 7" x 11' 11" (5.36m x 3.63m)

Having double glazed bay window to front elevation, additional double glazed window to side elevation, radiator, coved cornice, ceiling and wall light points, electric multi-fuel style fireplace with tiled hearth and wooden mantle. Door to: -

### INNER HALLWAY

Having access to roof space, ceiling recessed spotlights, door to refitted shower room, refitted cloakroom and two bedrooms.

### BEDROOM ONE

12' 2" x 11' 9" (3.71m x 3.58m)

Having double glazed window to rear elevation, radiator, coved cornice, ceiling light point and wall light points.



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## BEDROOM TWO

8' 8" x 10' 2" (2.64m x 3.10m)

Having double glazed window to rear elevation, radiator, coved cornice, built-in wardrobe.

## SHOWER ROOM

Being fitted with a two piece suite comprising double shower cubicle with mains fed shower within, wash hand basin inset to vanity unit and range of base units, wall mounted heated towel rail, built-in airing cupboard housing the central heating boiler (refitted in 2025), double glazed window to side elevation, ceiling recessed spotlights, extractor fan, vinyl tiled flooring.

## CLOAKROOM

Having vinyl tiled flooring, low level WC, wash hand basin inset to vanity unit, ceiling recessed spotlights, double glazed window to side elevation.

## EXTERIOR

To the front, the property is approached over a block paved driveway which provides ample off road parking. Further off road parking with covered car port extends to the right hand side of the property providing access to the single garage. Gated access to the left hand side of the property leads to the rear garden.

## SINGLE GARAGE

24' 10" x 8' 10" (7.57m x 2.69m)

Having up and over door, personnel door to rear garden, served by power and lighting.

## REAR GARDEN

The rear garden is predominantly laid to paved patio and crazy paved patio areas, with raised brick built borders. The garden is fully enclosed by timber fencing and enjoys views over open fields beyond. Personnel door to garage.

## SERVICES

Mains gas, electricity, water and drainage are connected.

## REFERENCE

11072025/29295932/COR





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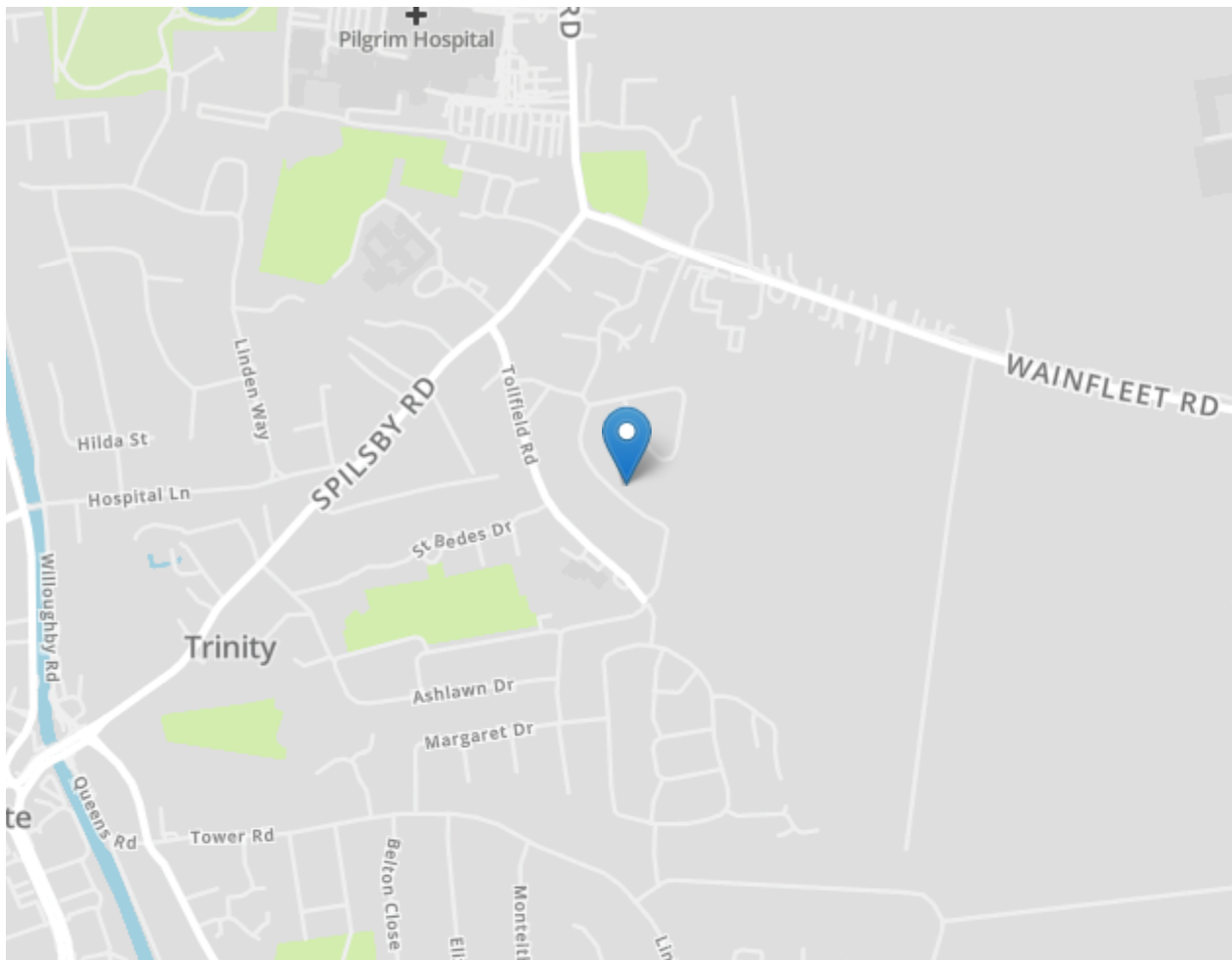
## AGENT'S NOTES

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.



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# Ground Floor

Approx. 97.2 sq. metres (1046.7 sq. feet)



Total area: approx. 97.2 sq. metres (1046.7 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		