



**£345,000**

5 Bayford Green, Boston, Lincolnshire PE21 7TU

**SHARMAN BURGESS**



**5 Bayford Green, Boston, Lincolnshire  
PE21 7TU  
£345,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having front entrance door, windows to front elevation, tiled floor, ceiling light point, obscure glazed door through to: -

**L-SHAPED ENTRANCE HALL**

Having radiator, coved cornice, two ceiling light points, access to loft space, wall mounted digital central heating timer, built-in cloak cupboard with hanging rail and shelving within. Built-in airing cupboard housing the hot water cylinder, slatted linen shelving and pump for both showers and bath tap within. Obscure glazed double doors through to: -



A large 3/4 bedroomed detached bungalow situated in a highly sought after residential location. The property has been improved by the current vendor and is extremely well presented throughout. Accommodation comprises an entrance porch, L-shaped entrance hall, lounge, refitted breakfast kitchen with some integrated appliances, utility room and ground floor cloak room. There is a separate dining room which could potentially be used as bedroom four, three further double bedrooms, with en-suite to bedroom one and a further family bathroom. Further benefits include a block paved driveway, detached double garage with electric up and over doors, rear garden, uPVC double glazing and gas central heating.



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### LOUNGE

16' 8" (maximum) x 16' 5" (maximum into bay window)  
(5.08m x 5.00m)

Having feature bay window to front elevation, two additional windows to side elevation, two radiators, coved cornice, ceiling light point, wiring for satellite TV, log effect gas fireplace with hearth and matching surround.

### DINING ROOM

9' 10" x 12' 0" (3.00m x 3.66m)

Having French door to rear elevation with windows to either side, radiator, coved cornice, ceiling light point.

### BREAKFAST KITCHEN

16' 2" x 13' 3" (4.93m x 4.04m)

Having been refitted to provide a modern well appointed kitchen comprising counter tops with inset one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units, wine rack and additional pan drawers, wall mounted units, integrated waist height double oven and grill, four ring gas hob with fume extractor above, integrated dishwasher, integrated fridge and integrated freezer, window, tiled floor, coved cornice, ceiling light point, additional ceiling recessed lighting, radiator.



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### UTILITY ROOM

6' 0" x 8' 4" (1.83m x 2.54m)

Having been refitted and comprising counter top, stainless steel sink and drainer with mixer tap, base level storage units, plumbing for automatic washing machine, space for condensing tumble dryer, water softener, tiled floor, radiator, coved cornice, ceiling light point, window to rear elevation, obscure glazed entrance door, wall mounted electric fuse box, coved cornice, ceiling light point, extractor fan, wall mounted Viessman gas central heating boiler.

### CLOAKROOM

6' 1" x 4' 8" (1.85m x 1.42m)

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, tiled floor, radiator, obscure glazed window, coved cornice, ceiling light point.

### BEDROOM ONE

13' 5" (maximum into bay window) x 13' 3" (4.09m x 4.04m)

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

### REFITTED EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower within with rainfall shower head and hand held shower attachment within and fitted shower screen, tiled floor, walls tiled to approximately half height, heated towel rail, electric shaver point, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window.



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### BEDROOM TWO

11' 10" x 11' 9" (3.61m x 3.58m)

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

### BEDROOM THREE

10' 2" x 9' 4" (3.10m x 2.84m)

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

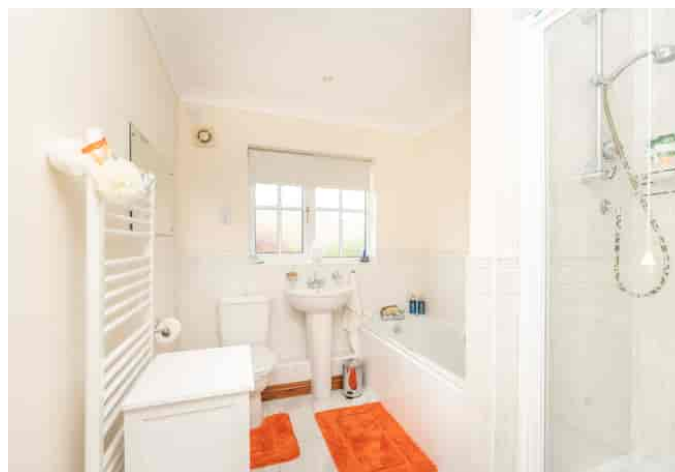
### FAMILY BATHROOM

9' 11" (maximum) x 7' 0" (maximum) (3.02m x 2.13m)

Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, panelled bath with mixer tap, pedestal wash hand basin with mixer tap, push button WC, extended tiled splashbacks, tiled floor, heated towel rail, electric shaver point, extractor fan, obscure glazed window to rear elevation, coved cornice, ceiling light point.

### EXTERIOR

To the front, the property is approached over a dropped kerb, leading to a block paved driveway which provides off road parking. The block paving continues around the bungalow leading to the front entrance door. The driveway also gives vehicular access to the detached double garage. Gated access from the driveway leads to the rear. The front of the property is served by an outside tap.



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### DETACHED DOUBLE GARAGE

17' 6" x 17' 4" (5.33m x 5.28m)

Having two electric up and over doors, served by power and lighting, electric fuse box, obscure glazed personnel door leading to garden.

### REAR GARDEN

Being initially laid to a paved patio seating area providing entertaining space. A good sized lawn extends to the rear and out to the side, with mature flowering shrub borders. Part of the garden is interspersed by both a cherry and plum tree. The garden houses a timber store and lean-to greenhouse which are to be included within the sale. To the rear left hand corner of the garden is a timber summerhouse. The garden is fully enclosed and served by outside lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

05092025/29466260/CRA



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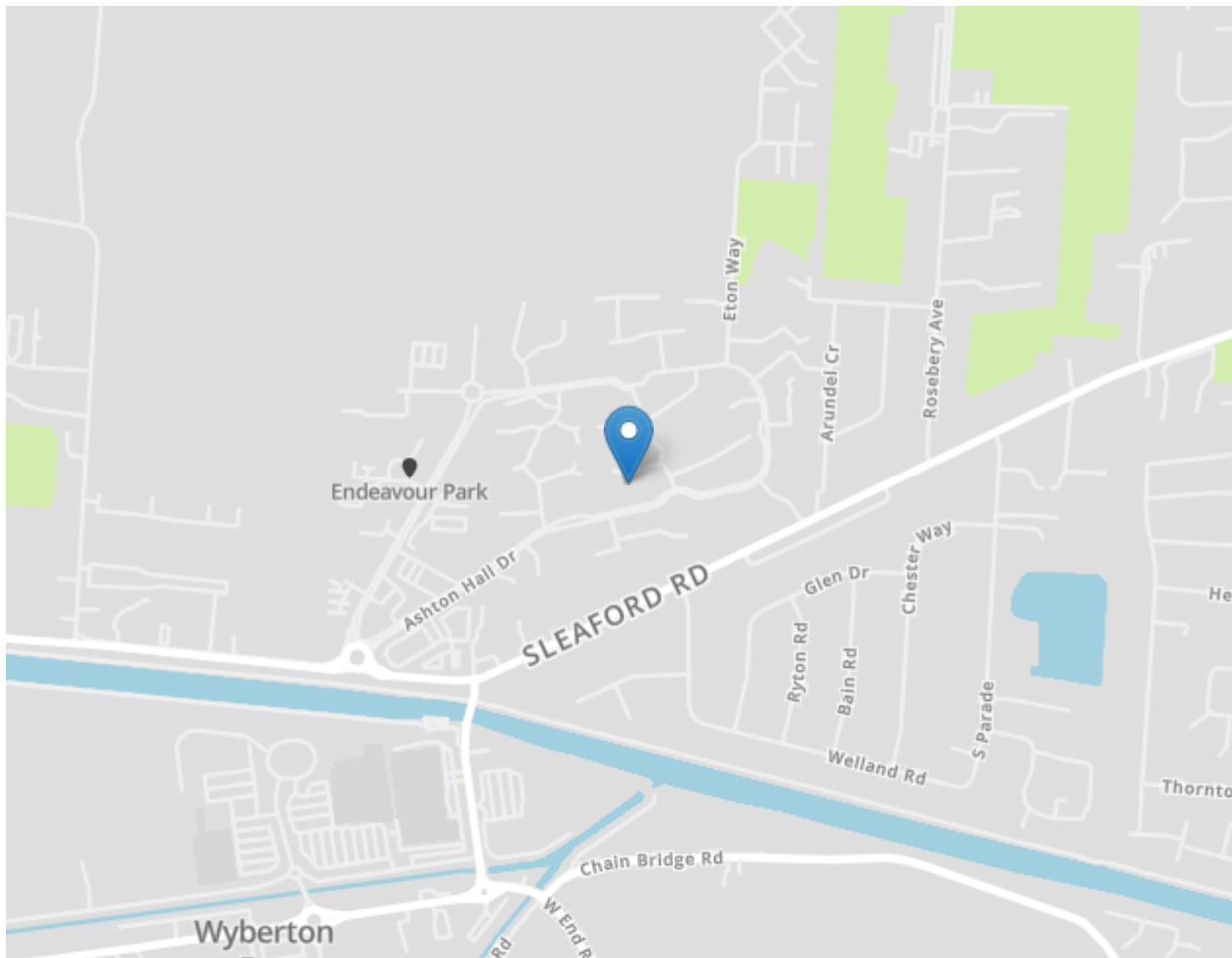
## AGENT'S NOTES

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.

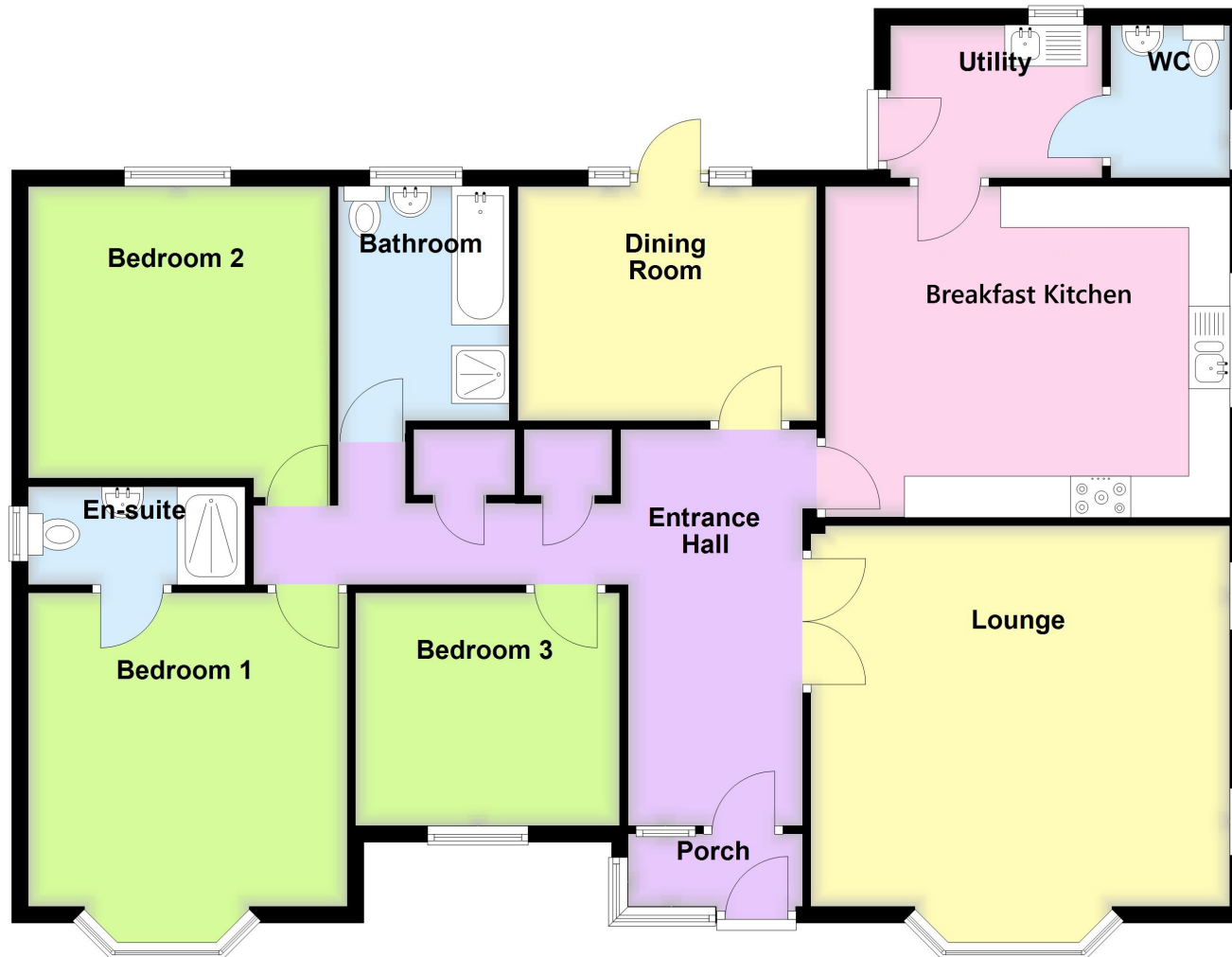


**SHARMAN BURGESS**



# Ground Floor

Approx. 131.3 sq. metres (1413.2 sq. feet)



Total area: approx. 131.3 sq. metres (1413.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		74 <b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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		