



£244,950

38 Somersby Way, Boston, Lincolnshire PE21 9PQ

SHARMAN BURGESS

**38 Somersby Way, Boston, Lincolnshire
PE21 9PQ
£244,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having uPVC double glazed side entrance door, coved cornice.

KITCHEN

13' 3" x 9' 11" (4.04m x 3.02m)

Being fitted with a range of wall and base level units, areas of work surfaces, stainless steel sink and drainer with mixer tap, integrated slimline dishwasher, Ideal Mexico II ground source gas central heating boiler, integrated double oven, integrated four ring gas hob with wall mounted extractor hood above, dual aspect double glazed windows, partly tiled walls, radiator.

A detached 2/3 bedroomed bungalow situated in a very sought position close to Boston Town Centre, being offered for sale with NO ONWARD CHAIN. Internally the property would benefit from some modernisation but offers scope and potential for improvement. Accommodation comprises an entrance hall, kitchen, utility/bedroom 3, lounge, 2 further bedrooms, bathroom and separate WC. Further benefits include ample off road parking, detached garage, low maintenance rear garden with open field views.



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UTILITY/BEDROOM THREE

8' 1" x 8' 0" (2.46m x 2.44m)

Having double glazed window to side aspect, base level storage units, larder unit, space and plumbing for automatic washing machine, space for condensing tumble dryer, radiator, built-in cupboard/wardrobe extending to one wall.

LOUNGE

17' 7" x 11' 7" (5.36m x 3.53m)

Having dual aspect double glazed windows, two radiators, TV aerial point, wall and ceiling light points, coved cornice, gas fireplace, door to: -

INNER HALL

Having coved cornice, loft hatch, doors to WC, shower room and bedrooms.

BEDROOM ONE

12' 2" x 9' 9" (3.71m x 2.97m)

Having double glazed window to rear aspect, radiator, coved cornice, fitted wardrobe to one wall.

BEDROOM TWO

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

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

SHOWER ROOM

Being fitted with a two piece suite comprising a double shower cubicle with mains fed shower within, wash hand basin inset to work surface with vanity unit beneath, electric shaver point, radiator, built-in airing cupboard, fully tiled walls, extractor fan, ceiling mounted spotlights, double glazed window to side aspect.



**SHARMAN
BURGESS** Est 1996

SEPARATE WC

Having low level push button WC, wash hand basin inset to vanity unit, fully tiled walls, double glazed window to side aspect.

EXTERIOR

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

SINGLE GARAGE

16' 10" x 8' 10" (5.13m x 2.69m)

Having up and over door, served by power and lighting, access through to: -

ADJOINING WORKSHOP

With access to the rear garden.

REAR GARDEN

The low maintenance rear garden is laid to a mixture of crazy paving and paved patio, with raised shrub and bush borders. The garden is full enclosed by timber fencing, houses a greenhouse and enjoys open field views to the rear.

SERVICES

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

REFERENCE

12092024/28047701/WRI



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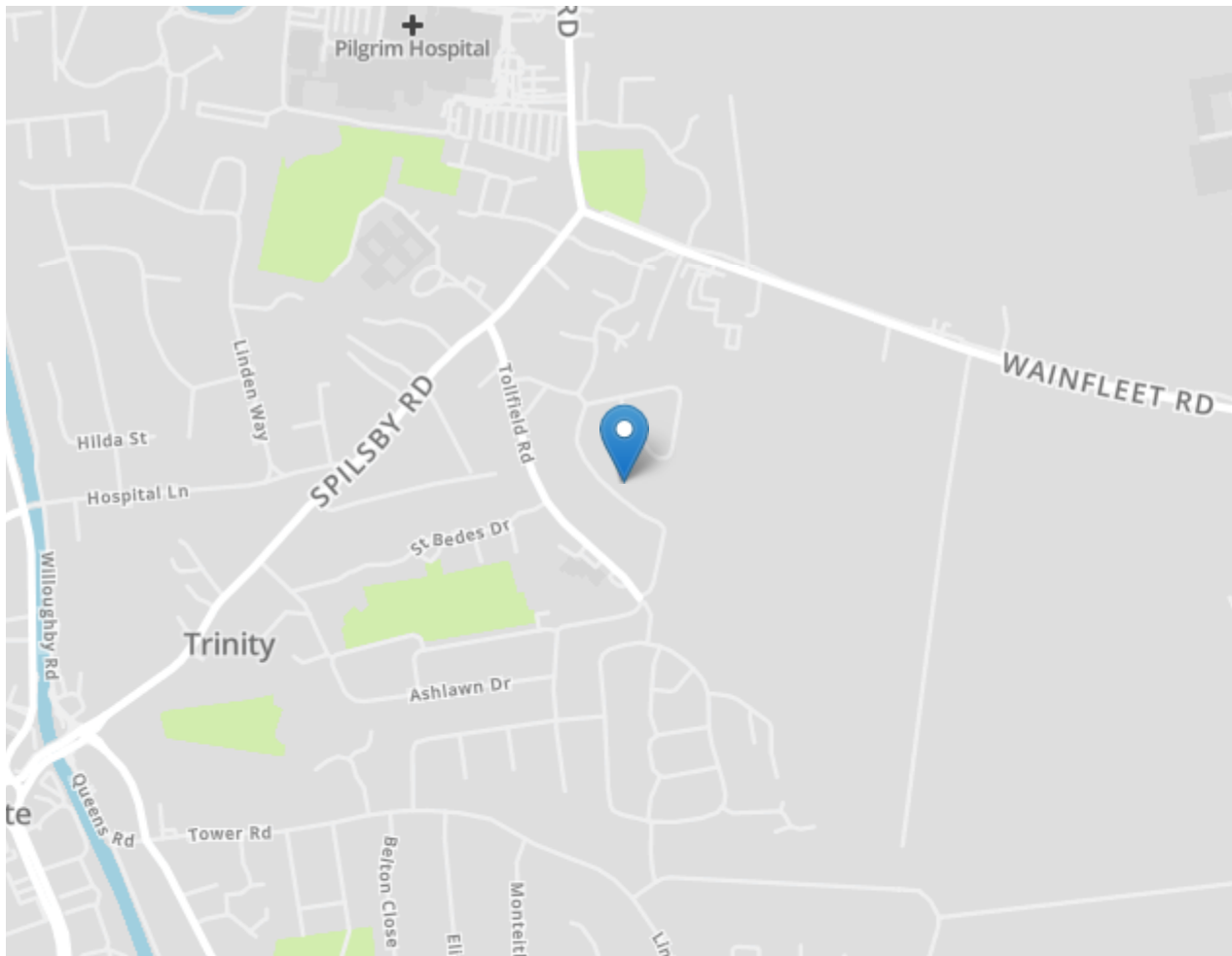
AGENT'S NOTES

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.

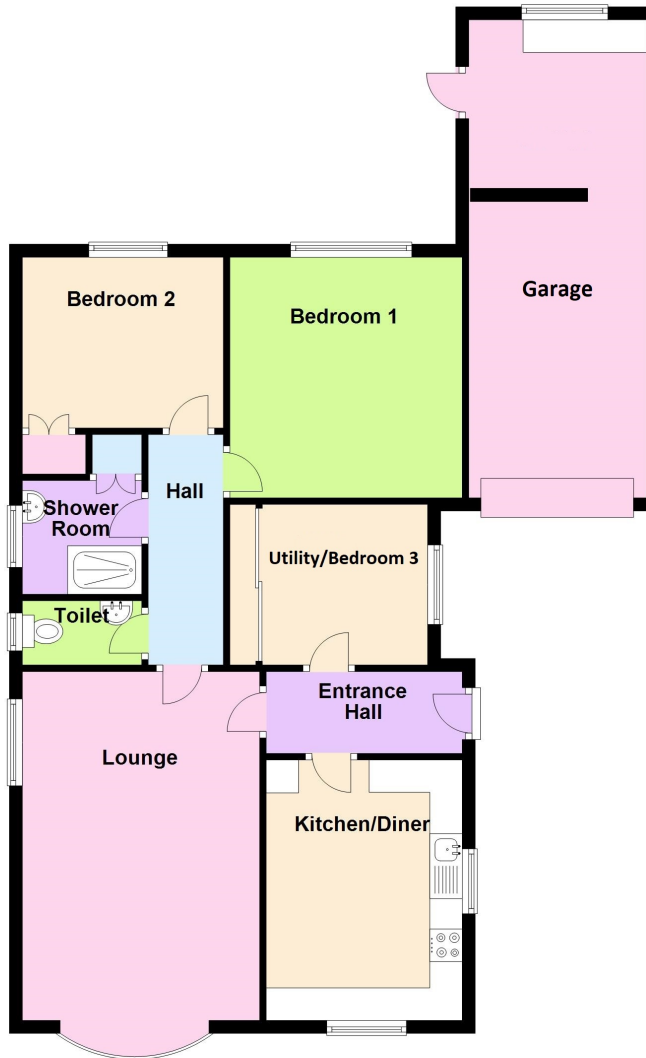
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 99.2 sq. metres (1067.3 sq. feet)



Total area: approx. 99.2 sq. metres (1067.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	