



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**£200,000**

65 Linley Drive, Boston, Lincolnshire PE21 7EL

**SHARMAN BURGESS**



**65 Linley Drive, Boston, Lincolnshire**  
**PE21 7EL**  
**£200,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having uPVC glazed side entrance door with matching side panel window, tiled flooring, door through to: -

**ENTRANCE HALL**

Having Karndean flooring, radiator, storage cupboard, loft access.

A well presented two bedroomed detached bungalow situated in a popular residential location on the outskirts of Boston yet still within a short distance of Boston Town Centre and its amenities. Accommodation comprises an entrance porch, entrance hall, modern kitchen, good sized L-shaped lounge diner, two double bedrooms, shower room and separate WC. Further benefits include ample off road parking, single garage and enclosed rear garden.



**SHARMAN BURGESS**





### **KITCHEN**

9' 7" x 9' 8" (2.92m x 2.95m)

A modern fitted kitchen comprising a range of wall and base level storage units, areas of work surface with matching splashbacks, inset composite one and a half bowl sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, integrated Neff oven and Neff electric hob with extractor above, larder unit housing the concealed wall mounted Worcester central heating boiler, double glazed window to side aspect, radiator, Karndean flooring.

### **LOUNGE DINER (L-SHAPED)**

17' 6" (maximum) x 20' 4" (maximum) (5.33m x 6.20m)

Having dual aspect double glazed windows, coved cornice, two radiators, TV aerial point.

### **BEDROOM ONE**

13' 11" x 10' 0" (4.24m x 3.05m)

Having double glazed window to rear aspect, radiator, built-in wardrobe, TV aerial point, telephone point.

### **BEDROOM TWO**

13' 11" x 9' 11" (4.24m x 3.02m)

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

### **SHOWER ROOM**

Being fitted with a modern suite comprising walk-in shower with tiled floor and walls and mains fed rainfall shower and fitted shower screen, work surface mounted wash hand basin, electric heated towel rail, extractor fan, double glazed window to side aspect, radiator.



**SHARMAN  
BURGESS** Est 1996



### SEPARATE WC

Being fitted with a low level WC, radiator, double glazed window to side aspect, Karndean flooring.

### EXTERIOR

To the front of the property is a shaped lawn and two driveways providing off road parking to both sides of the property, one of which provides vehicular access to the: -

### SINGLE GARAGE

15' 11" x 8' 2" (4.85m x 2.49m)

Having up and over door, uPVC personnel door to garden, uPVC window to rear aspect, space for tumble dryer.

### REAR GARDEN

Being initially laid to a paved patio seating area leading to a shaped lawn with shrub and bush borders. The garden is fully enclosed by timber fencing and hedging and also houses a timber garden shed.

### SERVICES

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

### REFERENCE

07082024/27631392/KIN





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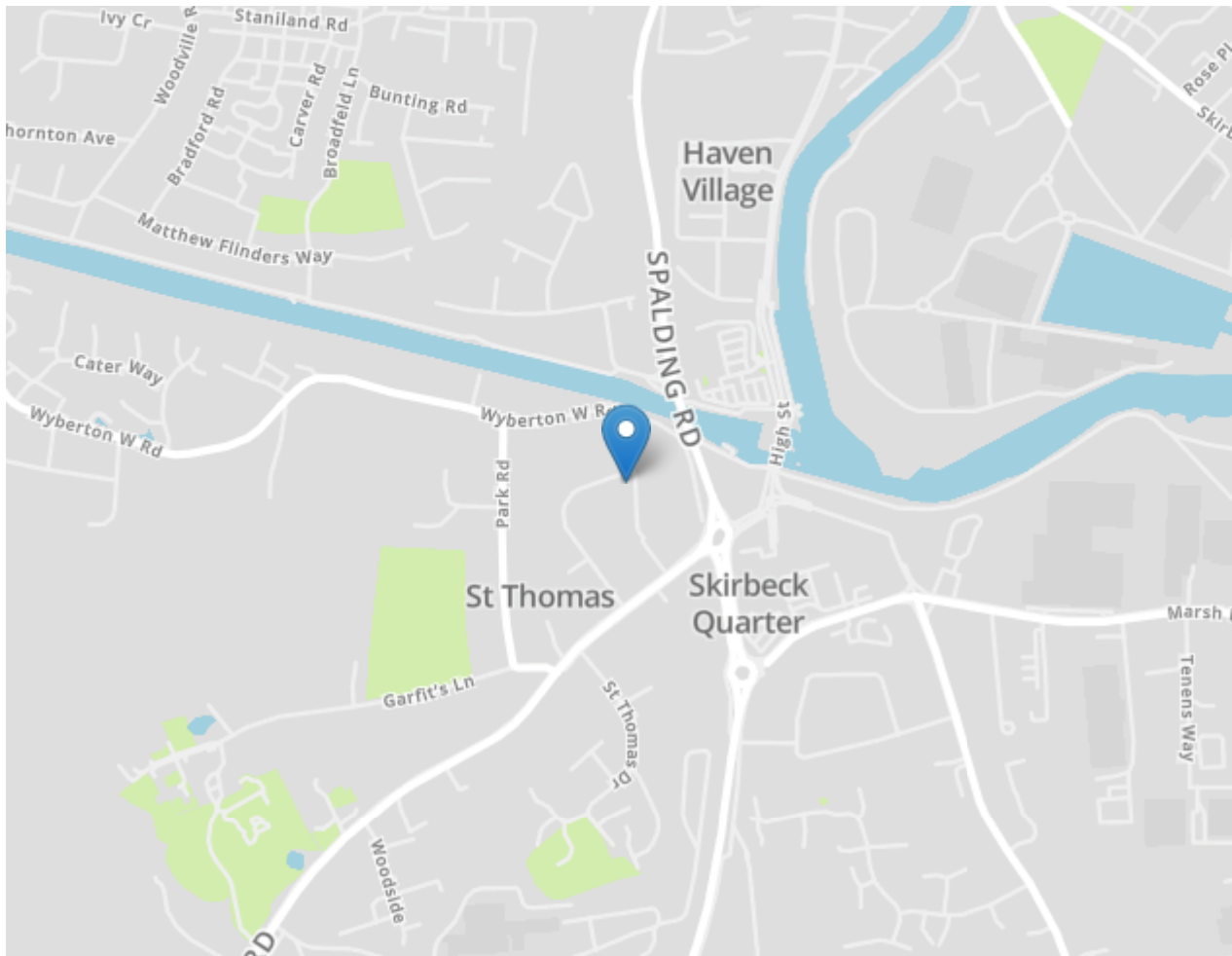
## AGENT'S NOTES

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. 91.4 sq. metres (983.6 sq. feet)



Total area: approx. 91.4 sq. metres (983.6 sq. feet)



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www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(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