



£149,950

56 Fenside Road, Boston, Lincolnshire PE21 8JH

SHARMAN BURGESS

56 Fenside Road, Boston, Lincolnshire
PE21 8JH
£149,950 Freehold

ACCOMMODATION

ENTRANCE HALL

With uPVC side entrance door, doors arranged off to the lounge, dining room, two bedrooms and bathroom.

LOUNGE

14' 10" (maximum into bay window) x 11' 7" (4.52m x 3.53m)

With double glazed bay window to front aspect, TV aerial point, picture rail, radiator, telephone point.

A two bedroomed detached bungalow situated close to Boston Town Centre and amenities, benefitting from off road parking, good sized rear garden and two reception rooms. Accommodation comprises an entrance hall, lounge, dining room, kitchen, lean-to rear entrance, two bedrooms and a bathroom. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



DINING ROOM

11' 7" x 12' 5" (3.53m x 3.78m)

Having wood laminate flooring, fireplace with marble hearth and surround, TV aerial point, dual aspect double glazed windows, radiator, door to: -

KITCHEN

16' 0" x 8' 10" (4.88m x 2.69m)

Being fitted with areas of work surfaces with inset stainless steel one and a half bowl sink and drainer with mixer tap, wide range of wall and base level storage units, larder units and drawer units, space and plumbing for automatic washing machine, space and plumbing for dishwasher, double glazed window to rear aspect, integrated four ring gas hob with stainless steel splashback and stainless steel extractor above, integrated fridge freezer, built-in double oven, partly tiled walls, tiled flooring, radiator, access to roof space, door to: -

LEAN-TO REAR ENTRANCE

16' 11" x 7' 0" (5.16m x 2.13m)

Of brick and timber construction. Door leading to rear garden.

BEDROOM ONE

13' 7" (maximum into bay window) x 11' 8" (4.14m x 3.56m)

With double glazed bay window to front aspect, radiator, picture rail, TV aerial point.

BEDROOM TWO

11' 3" x 11' 7" (3.43m x 3.53m)

With double glazed window to rear aspect, TV aerial point, radiator, built-in airing cupboard.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and mains fed shower above and fitted shower screen, pedestal wash hand basin with mixer tap, low level WC, double glazed window to side aspect, fully tiled walls, radiator, access to roof space.

EXTERIOR

The property benefits from a concrete driveway which provides off road parking. There is a gravelled front garden which is partially enclosed by low level timber fencing. To the rear, the good sized garden comprises a raised decked seating area as well as a concrete seating area. The remainder of the garden is predominantly laid to lawn and benefits from some mature trees and a further decked seating area housing a timber storage shed and aluminium shed. The rear garden is enclosed by a mixture of timber fencing, wire fencing and hedging.

SERVICES

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

REFERENCE

26072024/25549110/GAR



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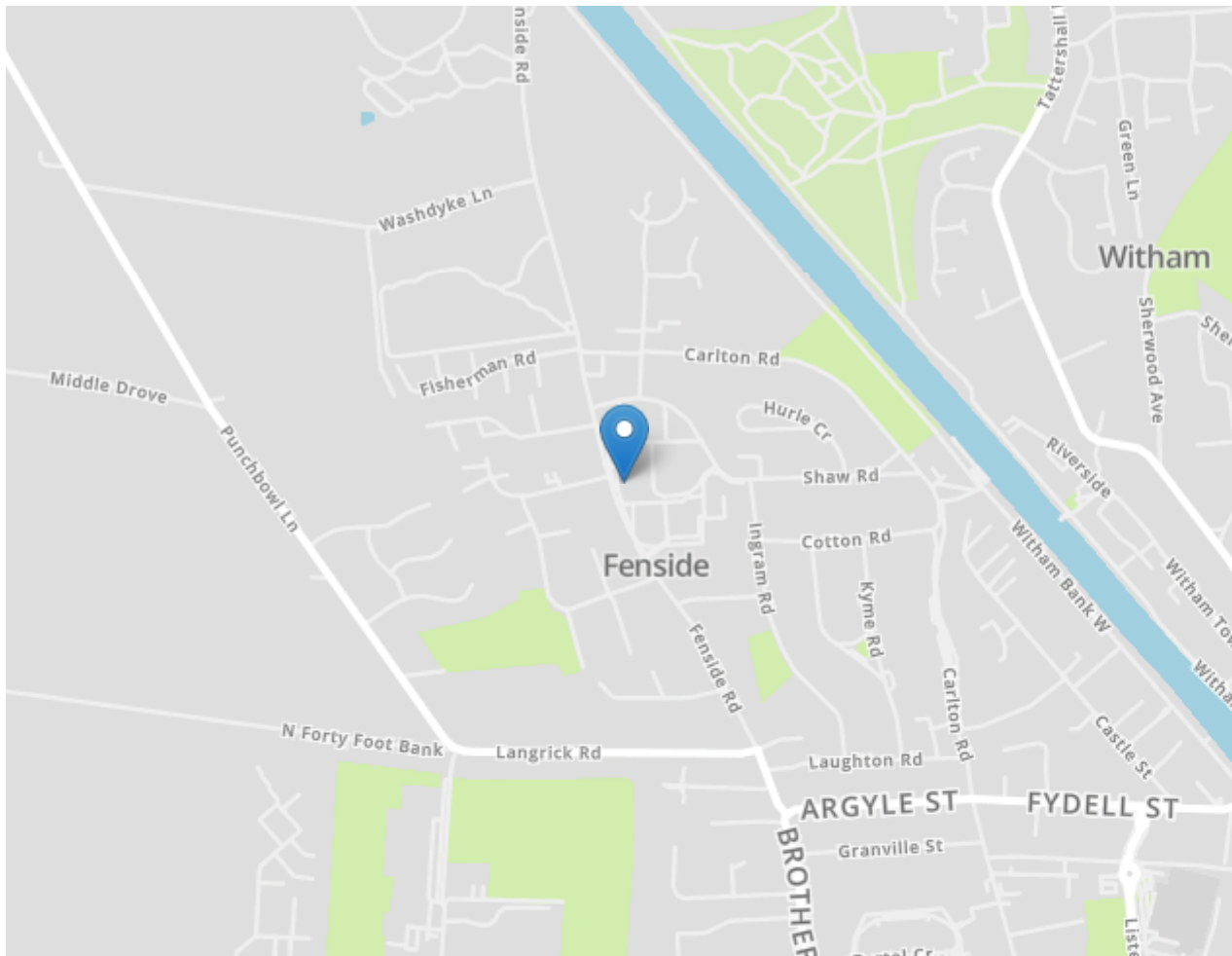
AGENT'S NOTES

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.

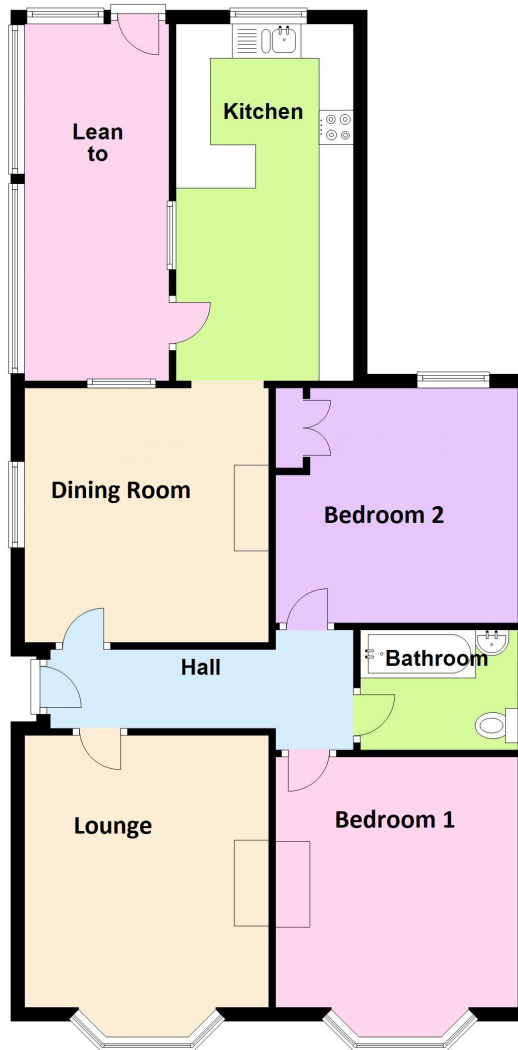
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 90.8 sq. metres (977.1 sq. feet)



Total area: approx. 90.8 sq. metres (977.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC