



£180,000

52 Holmes Road, Stickney, Boston, Lincolnshire PE22 8AZ

SHARMAN BURGESS

**52 Holmes Road, Stickney, Boston,
Lincolnshire PE22 8AZ
£180,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, window to front aspect, wall mounted electric heater, coved cornice, ceiling light point, wall mounted electric consumer unit.

A detached bungalow having undergone significant improvements by the current vendor to provide modern, well appointed living accommodation comprising an entrance hall, refitted kitchen, lounge diner, refitted shower room and two double bedrooms. Further benefits include a village location, large driveway, single garage and enclosed garden to the rear.



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KITCHEN

9' 9" x 7' 10" (2.97m x 2.39m)

Having counter top with inset stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for standard height fridge or freezer, integrated waist height double oven and grill, four ring electric hob with tiled splashbacks and illuminated stainless steel fume extractor above, further range of matching eye level wall units, windows to side aspect, obscure glazed window, coved cornice, ceiling mounted strip light.

LOUNGE DINER

18' 10" x 12' 3" (maximum measurement including chimney breast) (5.74m x 3.73m)

Having a feature bay window to front aspect, modern Fischer electric radiator, dado rail, coved cornice, ceiling light point, additional wall light points, TV aerial point, fitted multi fuel burner with stone hearth.

INNER LOBBY

With access to roof space.

BEDROOM ONE

12' 7" x 9' 3" (3.84m x 2.82m)

With window to rear aspect, coved cornice, ceiling light point, modern Fischer electric radiator.

BEDROOM TWO

11' 0" x 9' 6" (3.35m x 2.90m)

With window to rear aspect, electric heater, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Having been refitted by the current vendor with a three piece suite comprising a double shower cubicle with Aqualisa digital shower within, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern. Obscure glazed window to side aspect, extractor fan, ceiling light point, electric shaver point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking. Additional gated access leads to the remainder of the driveway to the right hand side of the property and gives vehicular access to the single garage. The front garden is predominantly laid to lawn and there is a further section of gravelled hardstanding. Gated access leads to the rear garden.

SINGLE GARAGE

With fibreglass roof, up and over door, served by power and lighting.

REAR GARDEN

The rear garden initially comprises a paved seating area which leads to the remainder of the garden which is predominantly laid to lawn, with flower and shrub borders and further sitting areas to the rear of the garage on raised decking and to the rear left hand corner of the garden on paving. The garden is fully enclosed with a mixture of wall and fencing.

SERVICES

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

REFERENCE

17012023/HAR



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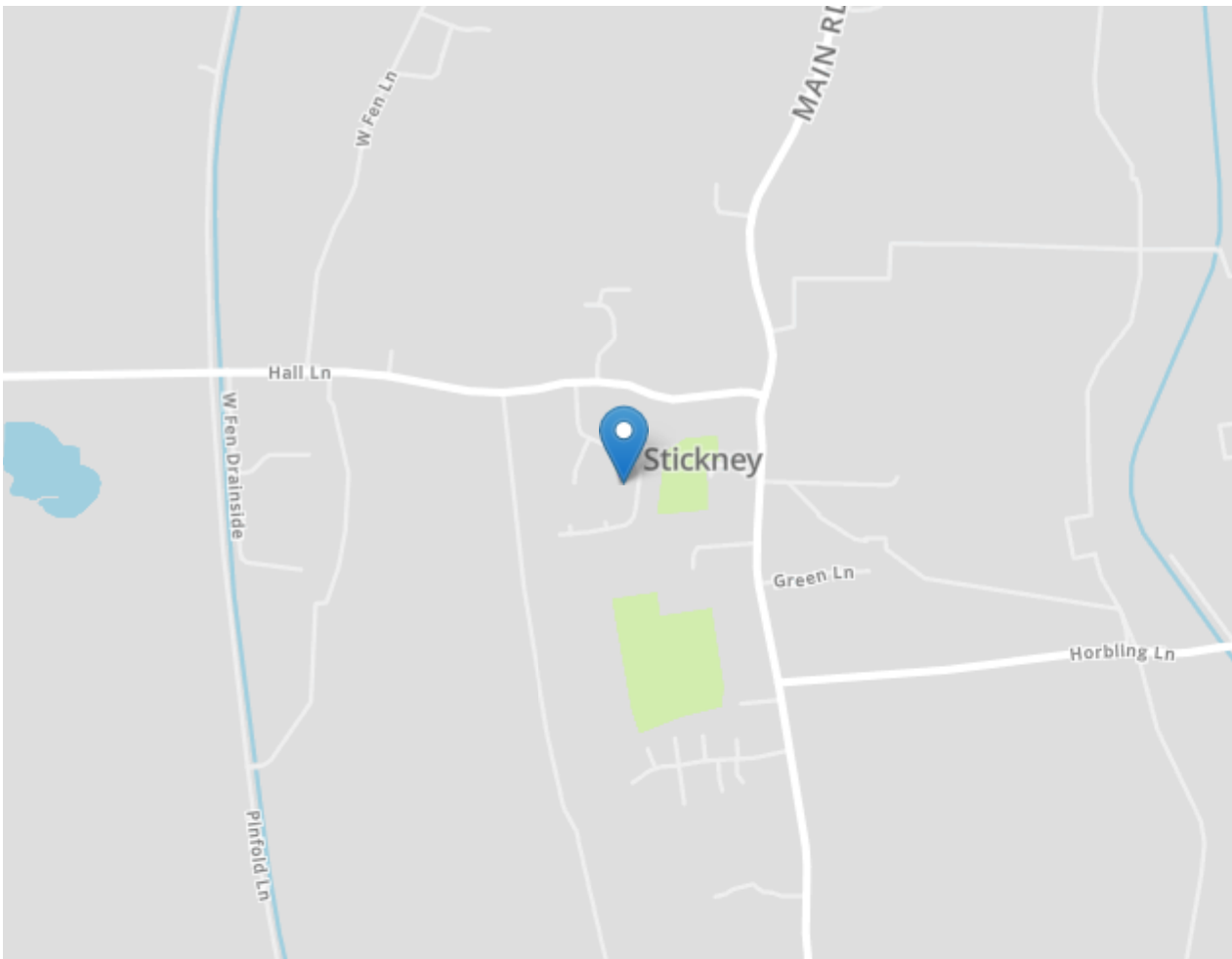
AGENT'S NOTES

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.

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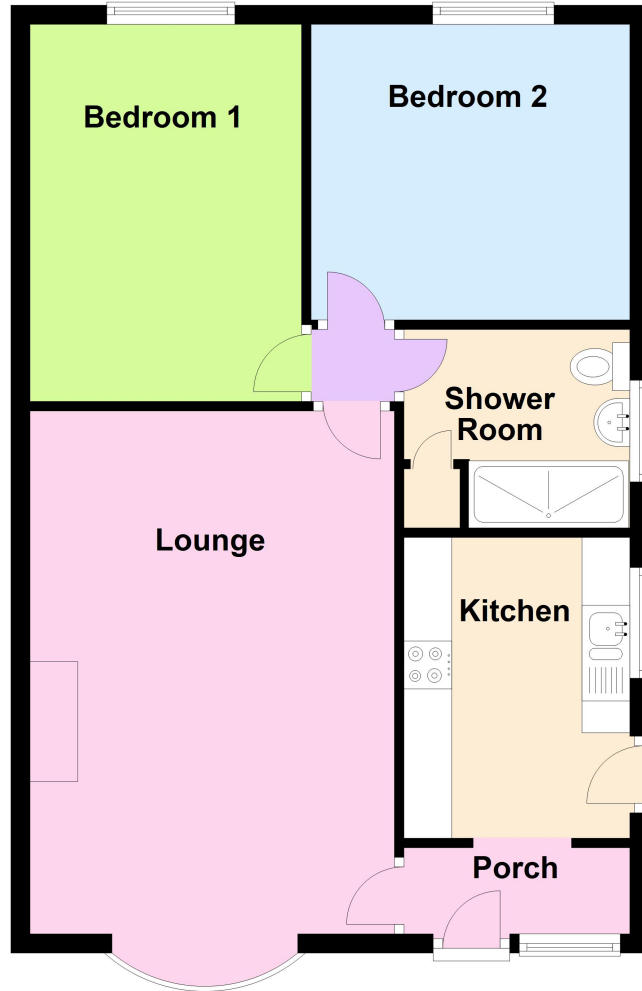
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 60.1 sq. metres (646.5 sq. feet)



Total area: approx. 60.1 sq. metres (646.5 sq. feet)

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