



£189,995

136 Fishtoft Road, Boston, Lincolnshire PE21 0BS

SHARMAN BURGESS

**136 Fishtoft Road, Boston, Lincolnshire
PE21 0BS
£189,995 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having double side entrance door, further door leading through to:

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ENTRANCE HALL

Having radiator, coved cornice, ceiling light point, wall mounted door chimes, central heating thermostat, boiler cupboard housing the Glow Worm combination gas central heating boiler.

A Fred Peck built link detached bungalow, formerly having three independent bedrooms, with the third bedroom having been knocked through to the lounge to provide the property with a good sized lounge diner. The remaining accommodation comprises a breakfast kitchen, two further double bedrooms, bathroom and separate WC. The property benefits from a driveway, single garage, gas central heating, uPVC double glazed to external windows and doors (excluding garage personnel door) and the property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



KITCHEN

11' 8" (maximum measurement) x 10' 6" (maximum measurement) (3.56m x 3.20m)

Having dual aspect windows to front and side of the property, roll edge work surfaces, stainless steel sink and drainer with mixer tap, base level storage units and further wall units, radiator, coved cornice, ceiling mounted lighting, space for cooker with wall mounted stainless steel fume extractor above, plumbing for washing machine, plumbing for dishwasher.

LOUNGE DINER

25' 5" (maximum measurement) x 11' 9" (maximum measurement) (7.75m x 3.58m)

Having dual aspect windows to the front and side of the property, two radiators, coved cornice, two ceiling light points (one with ornamental ceiling rose), TV aerial point, fireplace with display surround and space for electric fire with further gas point.

Purchasers should be aware that the lounge diner has incorporated the former third bedroom by way of an archway and, in the agents opinion, could be reinstated with relative ease to provide three independent bedrooms.

BEDROOM ONE

13' 0" (measurement taken to built-in wardrobes) x 10' 2" (3.96m x 3.10m)

Having double doors to rear garden, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 2" (maximum measurement) x 9' 9" (maximum measurement) (3.10m x 2.97m)
Having window to rear aspect, radiator, ceiling light point.

BATHROOM

Having a two piece suite comprising P shaped bath with mixer tap and shower shower attachment and fitted shower screen, pedestal wash hand basin, radiator, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to front aspect.

SEPARATE WC

Having push button WC, walls tiled to approximately half height, coved cornice, ceiling light point, obscure glazed window.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn, with low level hedging to the front boundary.

The good sized rear garden is laid to paved areas and lawned sections and is fully enclosed by fencing.

GARAGE

16' 7" x 8' 6" (5.05m x 2.59m)

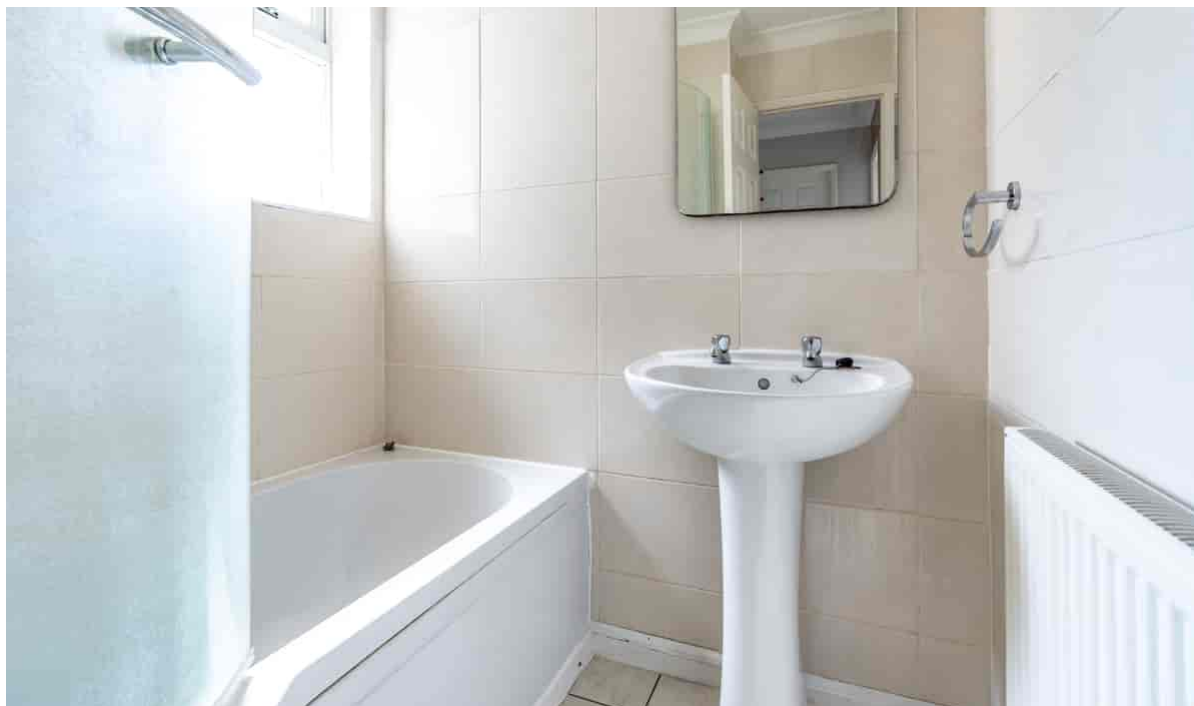
Having roller door, served by power and lighting, personnel door to rear.

SERVICES

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

REFERENCE

26550097/25072023/KIN



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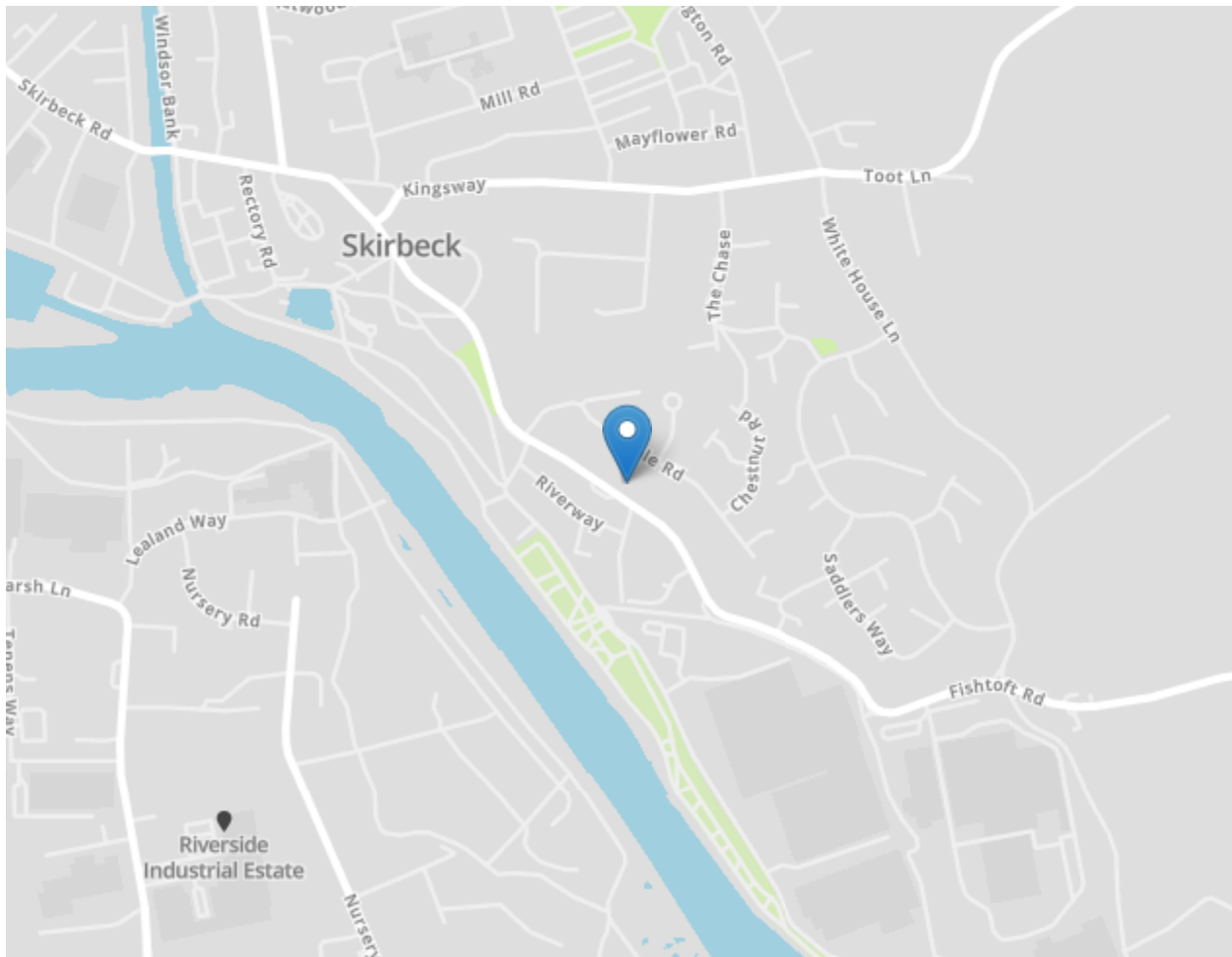
AGENT'S NOTES

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.



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Ground Floor
Approx. 92.7 sq. metres (997.4 sq. feet)



Total area: approx. 92.7 sq. metres (997.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC