



£339,500

10 Sunflower Way, Boston, Lincolnshire PE21 7TE

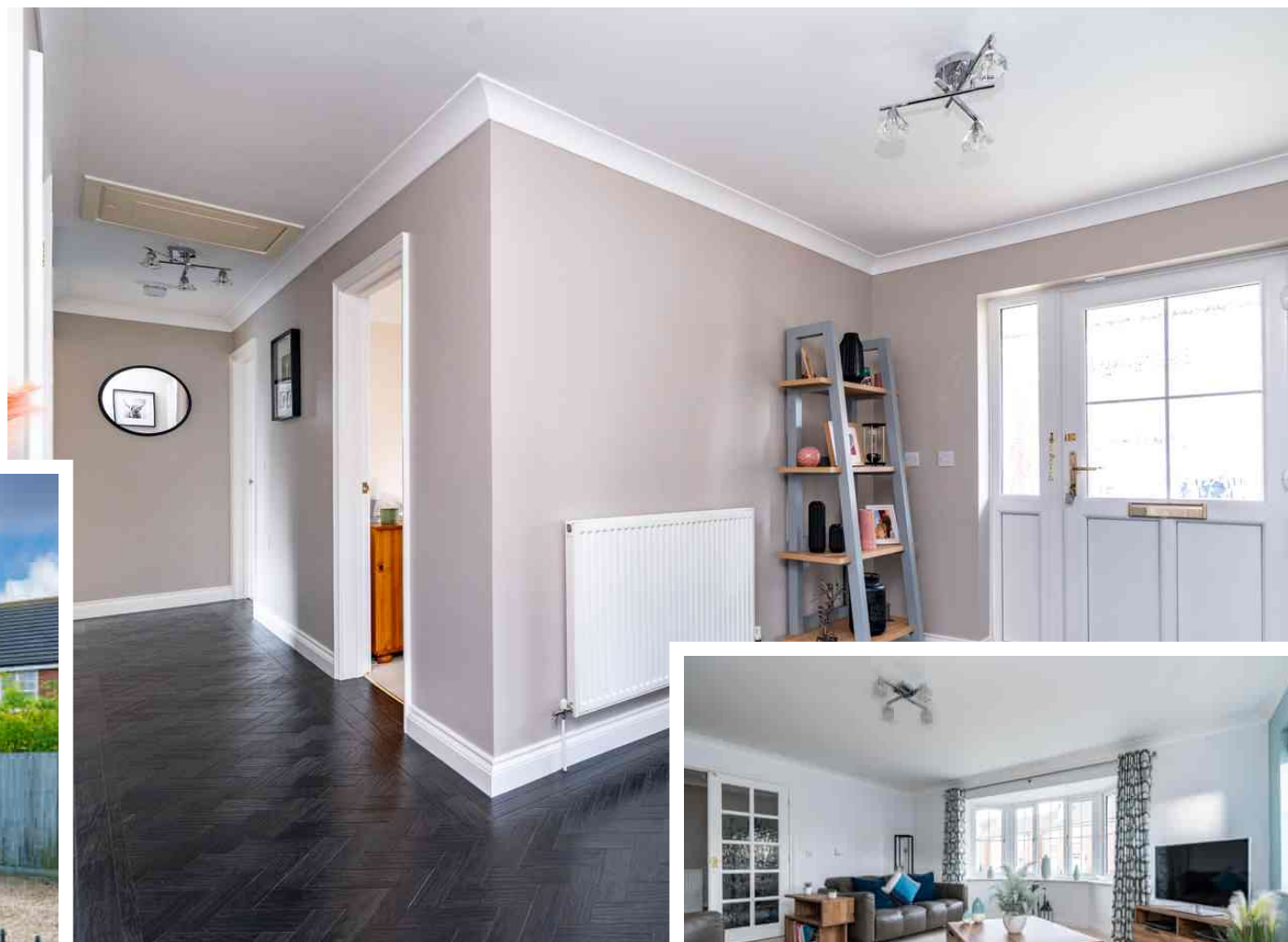
SHARMAN BURGESS

10 Sunflower Way, Boston, Lincolnshire
PE21 7TE
£339,500 Freehold

ACCOMMODATION

L-SHAPED ENTRANCE HALL

Having partially obscure glazed front entrance door, feature Karndean flooring, radiator, coved cornice, ceiling mounted lighting, built-in cloak cupboard, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within. Obscure glazed double doors through to:-



SHARMAN BURGESS



LOUNGE

16' 9" x 16' 7" (maximum into bay window) (5.11m x 5.05m)

Having feature bay window to front elevation, two windows to side elevation, two radiators, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fire with fitted hearth and surround with display mantle above, wall mounted central heating thermostat.

KITCHEN

16' 3" (maximum) x 13' 3" (4.95m x 4.04m)

Having roll edge work surfaces with matching upstands, additional tiled splashbacks, integrated one and half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, integrated double oven and grill, integrated microwave, integrated induction hob with stainless steel splashback and illuminated stainless steel fume extractor above, integrated dishwasher and integrated fridge, tiled floor, coved cornice, ceiling recessed lighting, additional ceiling light point, window to side elevation, TV aerial point, radiator, telephone point.

UTILITY ROOM

8' 5" x 6' 1" (2.57m x 1.85m)

Having roll edge work surface with matching upstand, stainless steel sink and drainer with mixer tap, base level storage units, space for standard height fridge or freezer, plumbing for automatic washing machine, wall mounted Ideal Logic gas central heating boiler with digital timer, tiled floor, coved cornice, ceiling light point, extractor fan, obscure glazed entrance door, window to rear elevation,



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CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, tiled floor, radiator, obscure glazed window, coved cornice, ceiling light point.

DINING ROOM

11' 10" x 9' 10" (3.61m x 3.00m)

Having radiator, coved cornice, ceiling light point, windows to rear elevation, French doors leading to the garden. This room could potentially be used as an additional fourth bedroom, if required.

BEDROOM ONE

14' 0" (maximum into bay window) x 12' 6" (4.27m x 3.81m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point.

REFITTED EN-SUITE SHOWER ROOM

Having WC with concealed cistern, wash hand basin with mixer tap and storage beneath, shower cubicle with decorative tiled splashback within and wall mounted mains fed shower with hand held shower attachment, decorative tiled floor, walls tiled to approximately half height, heated towel rail, electric shaver point, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window to side elevation.

BEDROOM TWO

11' 5" (maximum) x 11' 9" (3.48m x 3.58m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.



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BEDROOM THREE

10' 6" (maximum) x 9' 3" (3.20m x 2.82m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

10' 2" x 6' 11" (3.10m x 2.11m)

Being fitted with a four piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, bath with mixer tap and tiled splashback, tiled floor, heated towel rail, coved cornice, ceiling recessed lighting, electric shaver point, extractor fan, obscure glazed window to rear elevation.

DETACHED DOUBLE GARAGE

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking as well as vehicular access to the double garage. Paved access leads to the front entrance door, with lawned front garden and wrought iron railings to the front boundary. The driveway is served by outside lighting and EV charging point.

DETACHED DOUBLE GARAGE

17' 5" x 17' 4" (5.31m x 5.28m)

Having two up and over doors, served by power and lighting, personnel door to the exterior.



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REAR GARDEN

The bungalow benefits from an approximate south facing garden to the rear, with large paved patio seating area providing entertaining space. A pathway and lawned area leads to the personnel door to the garage. The remainder of the garden sits predominantly to the rear and right hand side of the bungalow and is laid to lawn. The garden is fully enclosed by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

08092025/29491033/WRI



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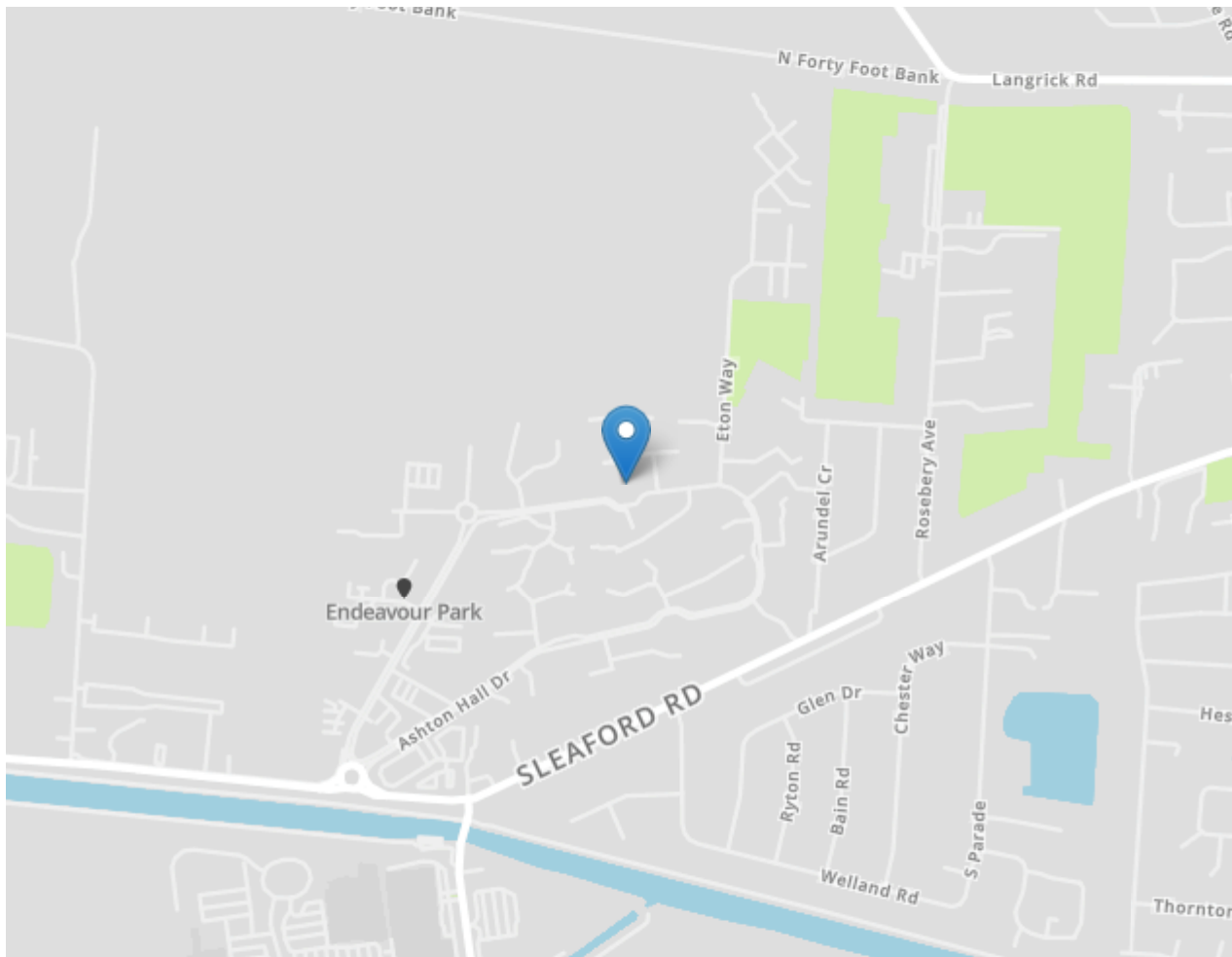
AGENT'S NOTES

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.

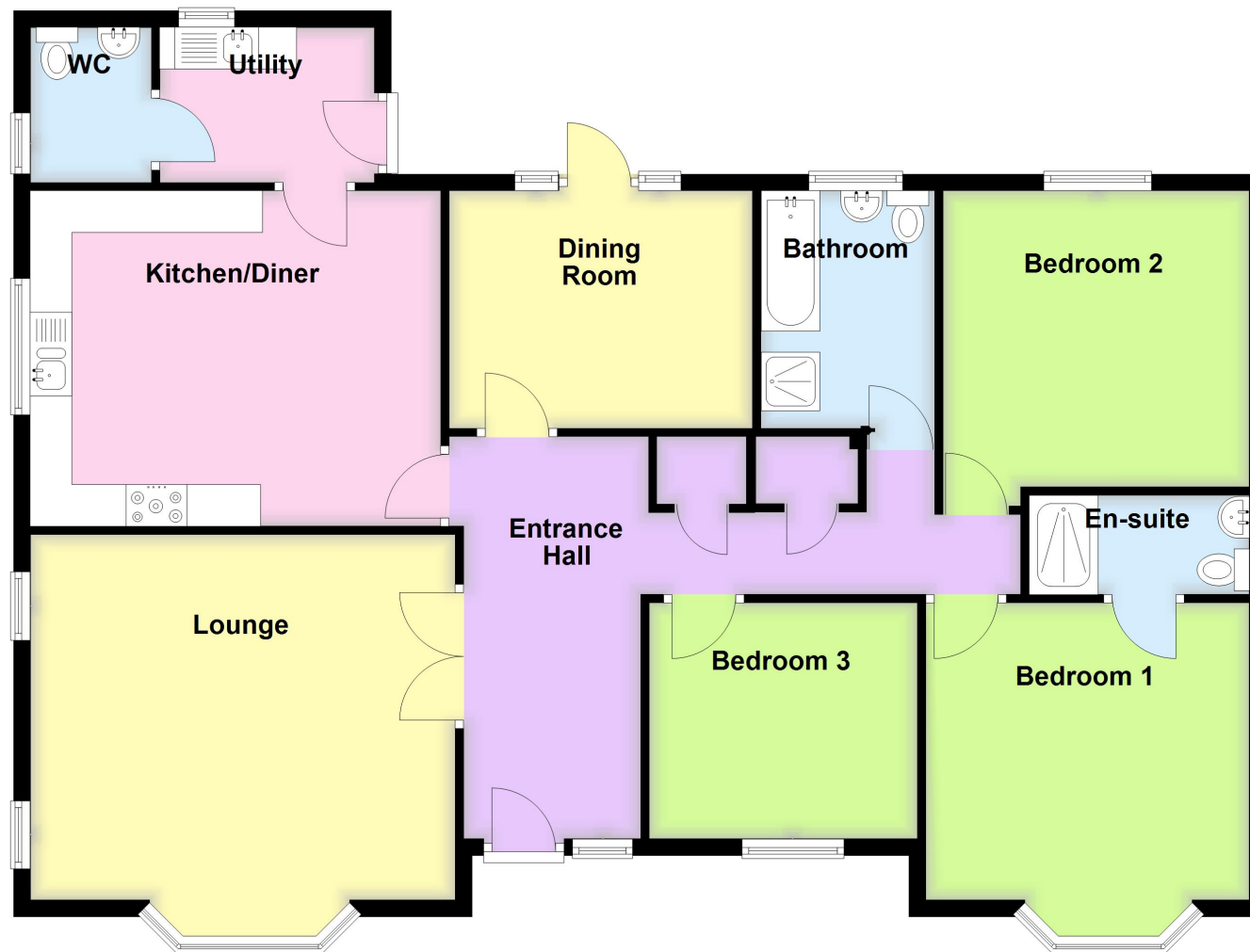
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 128.1 sq. metres (1379.2 sq. feet)



Total area: approx. 128.1 sq. metres (1379.2 sq. feet)

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