



**SHARMAN BURGESS**  
FOR SALE  
01205 361161

**£269,950**

127 Woodthorpe Avenue, Boston, Lincolnshire PE21 0NW

**SHARMAN BURGESS**



**127 Woodthorpe Avenue, Boston,  
Lincolnshire PE21 0NW  
£269,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having front entrance door with windows to either side, tiled floor, wall mounted light, power point, further obscure glazed door with matching obscure panel through to: -

**ENTRANCE HALL**

Having radiator, coved cornice, ceiling light point, telephone point, wall mounted central heating thermostat, access to roof space (which the vendor informs the agent is insulated and boarded to the majority and also houses the hot water cylinder).

**LOUNGE**

17' 3" (maximum) x 12' 9" (maximum) (5.26m x 3.89m)

Having bow window to front aspect, two radiators, coved cornice, ceiling light point, additional wall light points, TV aerial point, feature electric fireplace with fitted inset and hearth and display surround.

A large detached bungalow having been extended to the rear to provide fantastic sized living accommodation which is extremely well presented throughout. The flexible living accommodation comprises an entrance hall, lounge, breakfast kitchen, large family bathroom, four double bedrooms with bedroom four currently used as a dining room. Bedroom one benefits from a generous en-suite shower room and there is an additional separate two piece cloakroom. Further benefits include a south westerly facing rear garden, large resin driveway, detached garage/workshop and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**





**BREAKFAST KITCHEN**

15' 4" (maximum) x 11' 1" (4.67m x 3.38m)

Having a well appointed fully fitted kitchen comprising roll edge work surfaces with tiled splashbacks and inset 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, integrated waist height double oven and grill, additional low level oven with four ring gas hob and stainless steel fume extractor above, space for twin height fridge freezer, coved cornice, ceiling recessed lighting, tiled floor, radiator, window to side aspect, concealed gas central heating boiler, wall mounted digital central heating timer.

**FAMILY BATHROOM**

8' 9" (maximum) x 7' 1" (maximum) (2.67m x 2.16m)

A well appointed room fitted with a four piece suite comprising wash hand basin with mixer tap and vanity unit beneath and wall mounted mirror above, push button WC, bath with mixer tap, shower cubicle with wall mounted electric shower within and fitted shower screen, tiled floor, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, radiator, obscure glazed window to side aspect.

**DINING ROOM/BEDROOM FOUR**

11' 7" x 10' 10" (3.53m x 3.30m)

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

**BEDROOM TWO**

13' 9" (maximum) x 11' 1" (maximum) (4.19m x 3.38m)

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

**REAR ENTRANCE**

Accessed from the kitchen. Having obscure glazed door leading to the driveway, radiator, coved cornice, ceiling recessed lighting.

**BUILT-IN UTILITY CUPBOARD**

Having counter top, plumbing for automatic washing machine, tiled floor, coved cornice, recessed light within.





### CLOAKROOM

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

### BEDROOM ONE

14' 8" (maximum into entrance area) x 11' 8" (4.47m x 3.56m)

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

### EN-SUITE SHOWER ROOM

8' 7" x 6' 0" (2.62m x 1.83m)

Comprising push button WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted electric shower within and fitted shower screen, tiled floor, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, radiator.

### BEDROOM THREE

11' 5" x 10' 0" (3.48m x 3.05m)

Having window to side aspect, radiator, coved cornice, ceiling light point.

### EXTERIOR

The property is approached over a dropped kerb leading to a large resin driveway which provides ample off road parking, hardstanding and turning space for numerous vehicles. The front garden is laid to lawn and benefits from beds and borders and low level wall to the front boundary. The driveway extends to the side and rear of the property and provides vehicular access to the: -

### DOUBLE GARAGE/WORKSHOP

19' 5" x 14' 0" (5.92m x 4.27m)

Having sliding door, served by power and lighting, window to side aspect.

To the rear, the property benefits from an approximate south westerly facing rear garden with resin pathways, central lawned section and flower and shrub borders. The garden is enclosed to the majority by a mixture of fencing and hedging and is served by outside lighting. The garden also houses a timber lean-to storage shed which is to be included with the sale.

### SERVICES

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

### REFERENCE

10042024/26095115/MAS





Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

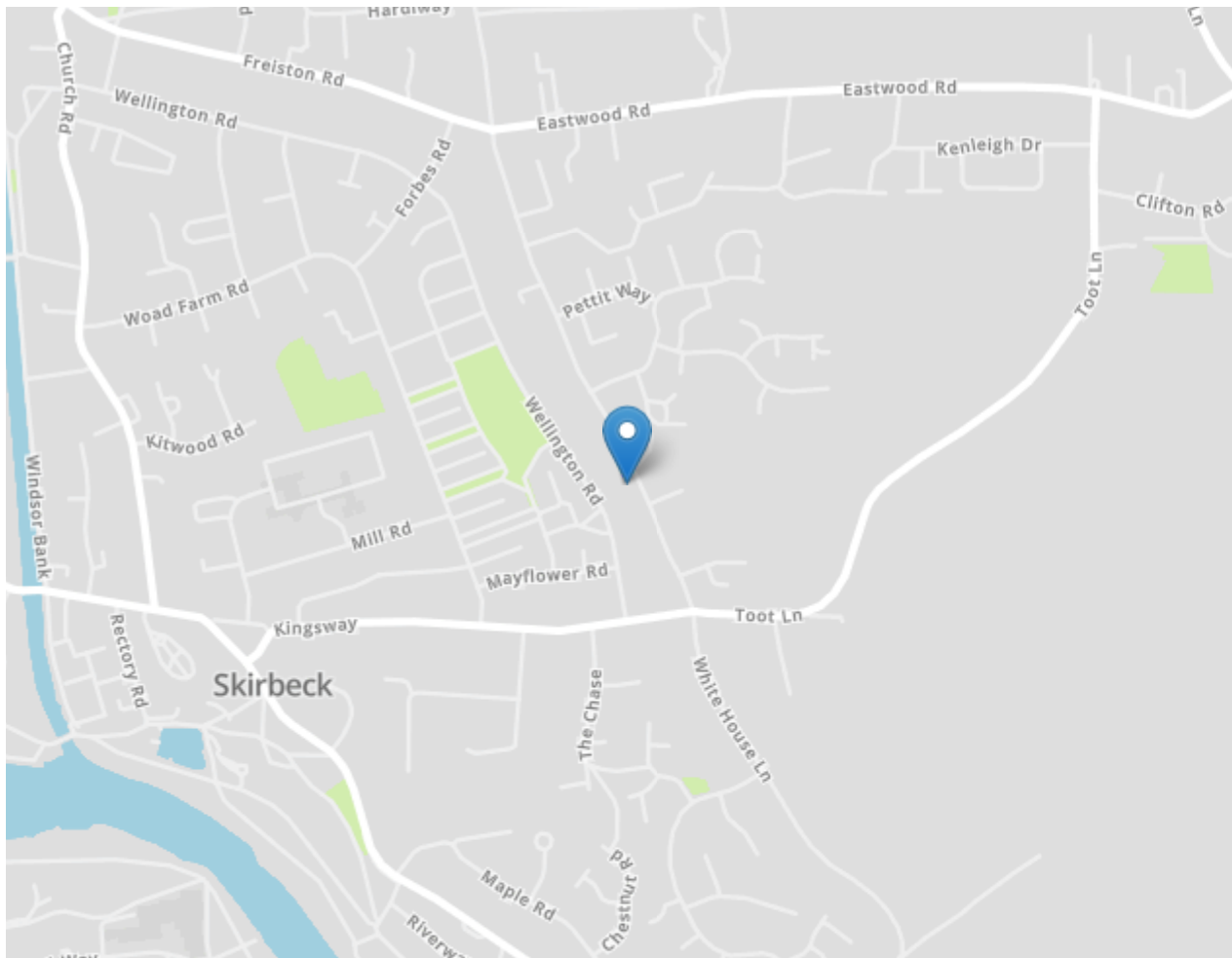
## AGENT'S NOTES

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. 119.7 sq. metres (1288.6 sq. feet)



Total area: approx. 119.7 sq. metres (1288.6 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk

