



**SHARMAN
BURGESS**
FOR SALE
01205 361161

£169,950

42 Marian Road, Boston, Lincolnshire PE21 9HA

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PE21 9HA
£169,950 Freehold

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed side entrance door, ceiling recessed lighting, access to roof space.

KITCHEN

10' 6" x 9' 7" (3.20m x 2.92m) (both maximum measurements)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, base level storage units,

A deceptively spacious semi detached bungalow offering good sized living accommodation and a large garden to the rear. The accommodation comprises an entrance hall, kitchen, lounge, a 21ft wide conservatory to the rear, a shower room and two bedrooms. Further benefits include gas central heating, uPVC double glazing (excluding side entrance door) and the property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



drawer units and matching eye level wall units, integrated oven, four ring hob with fume extractor above, space for twin height fridge freezer, coved cornice, ceiling recessed lighting, window to side and rear aspects, built-in boiler cupboard housing the gas central heating boiler, door to conservatory.

WALK-IN PANTRY

With electric consumer unit, wall mounted shelving, ceiling light point, obscure glazed window.

LOUNGE

15' 9" x 11' 6" (4.80m x 3.51m) (both maximum measurements)

Having coved cornice, ceiling light point, TV aerial point, space for electric fireplace with fitted hearth, inset and display surround, glazed double doors leading through to the: -

CONSERVATORY

21' 6" x 11' 4" (6.55m x 3.45m) (both maximum measurements)

Of uPVC double glazed construction with polycarbonate roof. Having radiator, wall mounted lights, door leading to the rear garden.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 9" x 11' 4" (3.58m x 3.45m) (both maximum measurements)

With window to front aspect, radiator, ceiling light point, built-in wardrobes along one wall with sliding doors, hanging rails and shelving within.

BEDROOM TWO

10' 2" x 8' 6" (3.10m x 2.59m)

With window to front aspect, radiator, ceiling light point.

SHOWER ROOM

Having a three piece suite comprising a WC with concealed cistern, wash hand basin with mixer tap and vanity unit, shower cubicle with wall mounted electric shower, tiled floor, fully tiled walls, coved cornice, ceiling light point, obscure glazed window, heated towel rail.

EXTERIOR

The property is approached over a dropped kerb leading to a driveway which provides ample off road parking and hardstanding for numerous vehicles. The driveway is served by outside tap and lighting.

To the rear, the property benefits from a good sized rear garden initially comprising a paved seating area leading to the remainder of the garden which is predominantly laid to lawn, with central pathway leading to the rear.

SERVICES

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

REFERENCE

25012023/KEA



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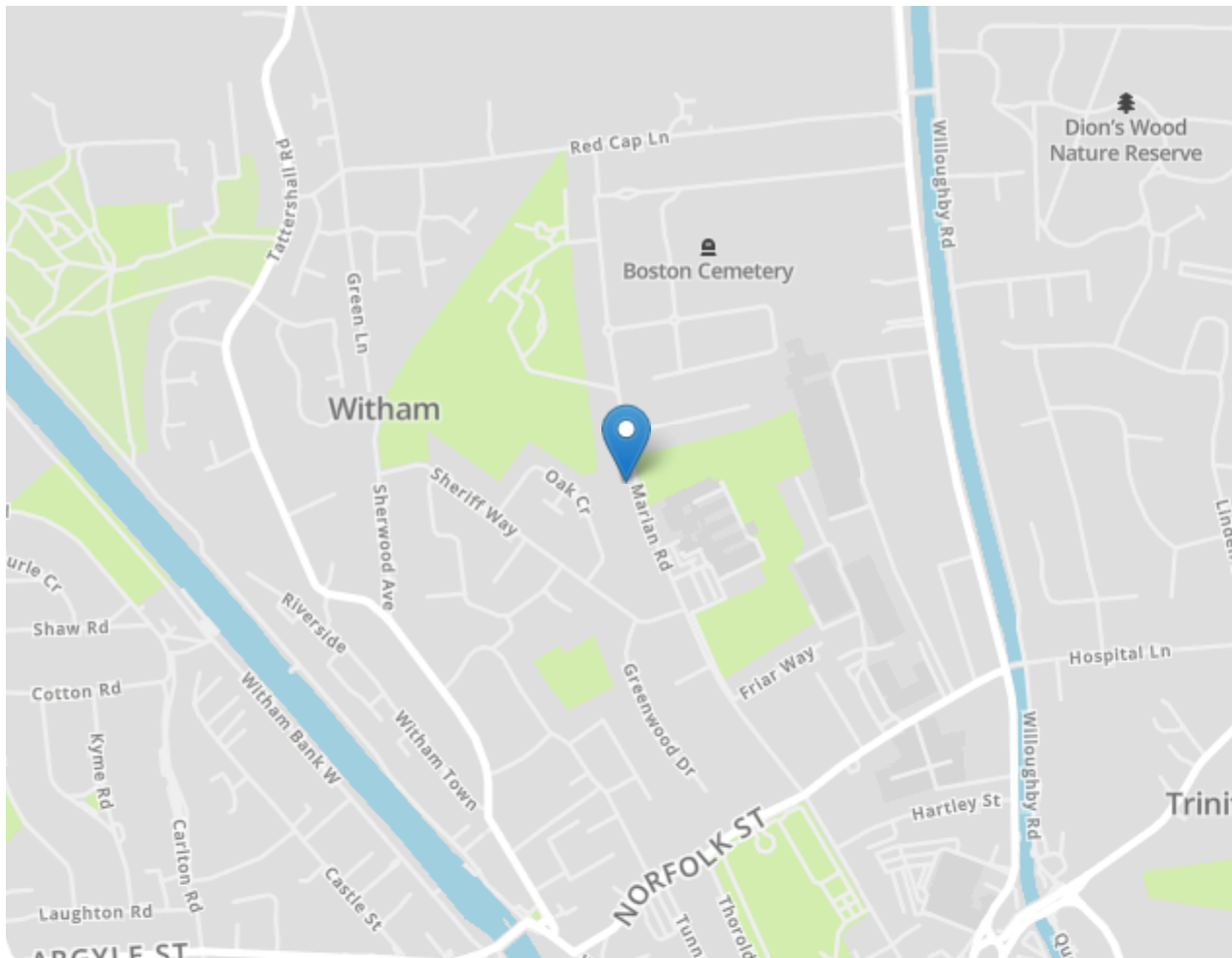
AGENT'S NOTES

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. 83.1 sq. metres (894.2 sq. feet)



Total area: approx. 83.1 sq. metres (894.2 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | 77 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |