



SHARMAN
BURGESS
FOR SALE
01205 361161

£215,000

27 Ashlawn Drive, Boston, Lincolnshire PE21 9PU

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**27 Ashlawn Drive, Boston, Lincolnshire
PE21 9PU
£215,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, radiator, coved cornice, ceiling light point, Karndean flooring, radiator, wall mounted digital central heating thermostat. Built-in cloak cupboard with sliding doors, wall mounted coat hooks and shelving within.

LOUNGE

18' 4" (maximum) x 14' 0" (maximum) (5.59m x 4.27m)

Having window to front elevation, two radiators, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround, door to:-

Situated within a highly sought after residential location and being presented to a high standard both internally and externally, this sizeable bungalow has accommodation comprising entrance hall, lounge, dining room, well appointed kitchen, modern shower room and two double bedrooms. Further benefits include gas central heating, uPVC double glazing, single garage with car port and enclosed rear garden. Being offered for sale with NO ONWARD CHAIN.



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INNER HALL

Having coved cornice, ceiling recessed lighting, access to roof space (which the vendor informs the agent is served with a loft ladder and power and is partially boarded).

DINING ROOM

10' 11" x 8' 6" (3.33m x 2.59m)

Having window to side elevation, radiator, coved cornice, ceiling light point, archway through to:-

KITCHEN

13' 1" x 11' 4" (3.99m x 3.45m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, an extensive range of base level storage units, drawer units including pan drawers and matching eye level wall units with glazed display cabinets and under cupboard lighting, plumbing for an automatic washing machine, space for dishwasher, integrated oven and grill with housing for a microwave above, electric ceramic hob with stainless steel fume extractor above, low level wine rack, integrated fridge and freezer, concealed Worcester gas central heating boiler, Karndean flooring, window to side elevation, obscure glazed door leading to the driveway, door bell chime, coved cornice, ceiling light recessed lighting.

BEDROOM ONE

10' 1" x 10' 1" (3.07m x 3.07m) (maximum measurements including built-in wardrobes)

Having window to rear elevation, radiator, coved cornice, ceiling recessed lighting, built-in wardrobes with hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 1" (maximum) x 10' 1" (maximum) (3.07m x 3.07m)

Having two radiators, coved cornice, ceiling light point, sliding patio doors leading out to the rear garden.

SHOWER ROOM

Being of a contemporary design comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, double shower cubicle with wall mounted electric shower and tiling within and fitted shower screen. Karndean flooring, radiator, walls tiled to approximately half height, heated towel rail with radiator above, electric shaver point, toothbrush charging point, extractor fan, ceiling recessed lighting, two obscure glazed windows, built-in linen cupboard providing storage and further cupboards above with slatted linen shelving within.

EXTERIOR

The property is approached over a dropped kerb leading to the rubber mat finish driveway which provides off road parking as well as vehicular access to both the uPVC car port with polycarbonate roof and the single garage. The front garden is laid to low maintenance gravel with low level chain link fencing to the front boundary. The driveway is served by external tap and lighting.

GARAGE

17' 3" x 9' 6" (5.26m x 2.90m)

Having remote controlled electric door, personnel door to rear garden, served by power and lighting.

REAR GARDEN

A predominantly low maintenance garden, in the rubber mat finish to match the driveway, providing outside entertaining space. There are shaped beds and borders containing a variety of flowering plants and shrubs and a small section where the vendor has some mixed fruit canes. The garden is fully enclosed by fencing and has gated access leading back round to the front of the bungalow.

SERVICES

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

REFERENCE

04112024/28382487/KEN



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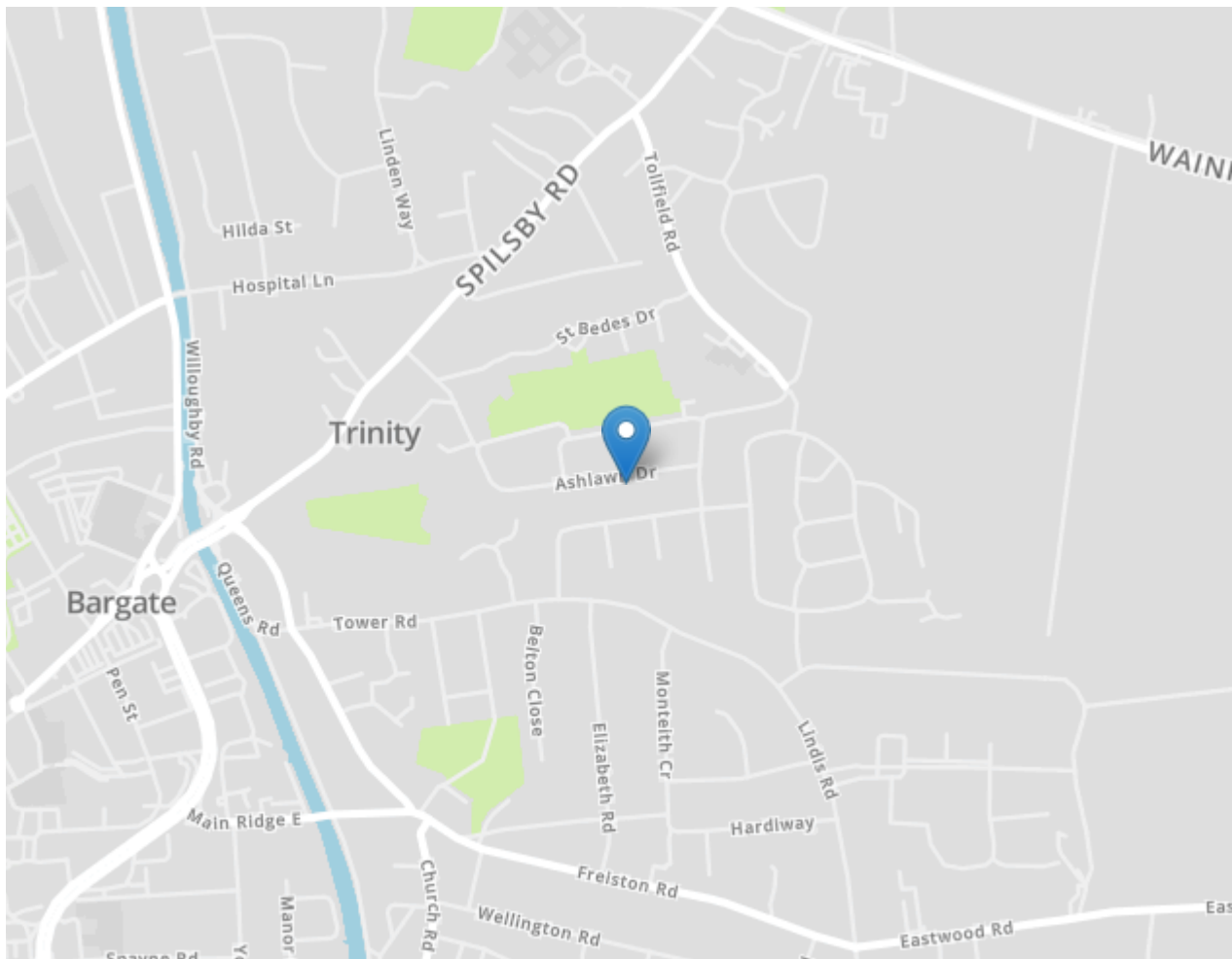
AGENT'S NOTES

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. 99.0 sq. metres (1066.1 sq. feet)



Total area: approx. 99.0 sq. metres (1066.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(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	