

**SHARMAN
BURGESS**
FOR SALE
01205 361161



£244,950

The Spinney, 91 White House Lane, Boston, Lincolnshire PE21 0BE

SHARMAN BURGESS

**The Spinney, 91 White House Lane, Boston,
Lincolnshire PE21 0BE
£244,950 Freehold**

ACCOMMODATION

BREAKFAST KITCHEN

17' 10" (maximum) x 12' 7" (maximum) (5.44m x 3.84m)

Having a fully fitted well appointed modern kitchen comprising counter tops with inset one and a half bowl sink and drainer with copper mixer tap, range of base level storage units, drawer units and additional wall units, return work surface providing breakfast bar with additional storage beneath, space for twin height fridge freezer, plumbing for dishwasher, plumbing for automatic washing machine, concealed Viessmann gas central heating boiler, radiator, dual aspect windows, remote operated blinds, side entrance door, ceiling recessed lighting, LED cabinet lighting, under floor heating with wall mounted digital thermostat.

A refurbished and recently improved detached bungalow with large modern breakfast kitchen and newly refitted bathroom suite conveniently located within close proximity of a bus stop. Accommodation comprises a lounge with under floor heating, kitchen diner with under floor heating, three independent bedrooms and the aforementioned refitted bathroom. Further benefits include gas central heating, uPVC double glazing throughout, driveway with electric gates and a single garage with store.



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LOUNGE

17' 1" (maximum) x 13' 0" (maximum) (5.21m x 3.96m)
 With under floor heating and wall mounted digital thermostat, window to front aspect, French doors to side aspect, retro radiator, ceiling recessed lighting, fixed Wifi point, low level feature electric fireplace with multi coloured lighting and solid Oak mantle.

INNER HALLWAY

With space for small desk and chair, under floor heating, radiator, ceiling recessed lighting, access to loft space, obscure glazed window to side aspect, obscure glazed entrance door and obscure glazed block wall..

FURTHER INNER HALLWAY

With ceiling recessed lighting and new carpet.

BEDROOM ONE

15' 3" (maximum) x 12' 6" (maximum) (4.65m x 3.81m)
 Having window to rear aspect, retro radiator, ceiling light point, access to roof space, built-in wardrobes to the majority of one wall with hanging rails and shelving within, further walk-in spacious cloakroom with light.

BEDROOM TWO

13' 3" (maximum into entrance area) x 8' 7" (4.04m x 2.62m)
 With window to side aspect with fitted blind, radiator, coved cornice, ceiling light point.

BEDROOM THREE

9' 1" (maximum) x 6' 7" (maximum) (2.77m x 2.01m)
 With window to side aspect, radiator, coved cornice, ceiling light point. Newly decorated and with new carpet.



**SHARMAN
BURGESS** Est 1996

FAMILY BATHROOM

Having been refitted with a modern suite comprising a feature Jacuzzi bath with mixer tap and hand held shower attachment and concertina shower screen, wall hung WC with concealed cistern, wall hung glass wash hand basin with storage beneath, wall mounted mirrored cabinet with LED lighting, retro radiator, walls tiled to the majority, ceiling recessed lighting, obscure glazed window, extractor fan.

EXTERIOR

To the front, the property is accessed via sliding electric gates providing vehicular access to the driveway which provides ample off road parking and hardstanding as well as vehicular access to the single garage. The driveway is served by an external tap, power and soffit lighting within multi colour function. The gardens are situated predominantly to the front and side of the property and are laid to lawn to the majority. The gardens are fully enclosed by a mixture of fencing and hedging.

SINGLE GARAGE

With up and over door, served by power and lighting, separate store room within.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The vendor informs the agent that the gas central heating system and boiler was recently upgraded in 2023.

REFERENCE

10062024/27794008/COO



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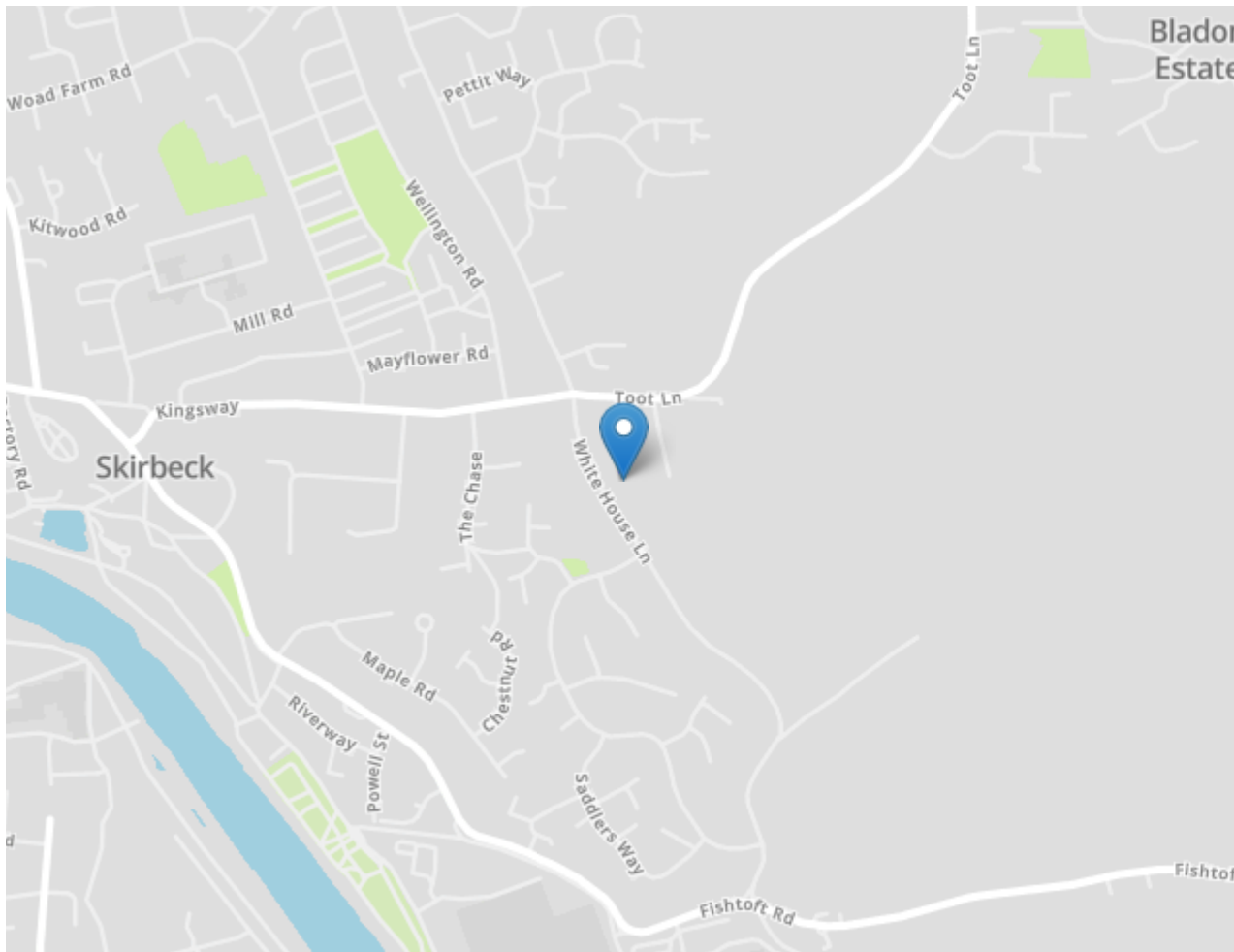
AGENT'S NOTES

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.

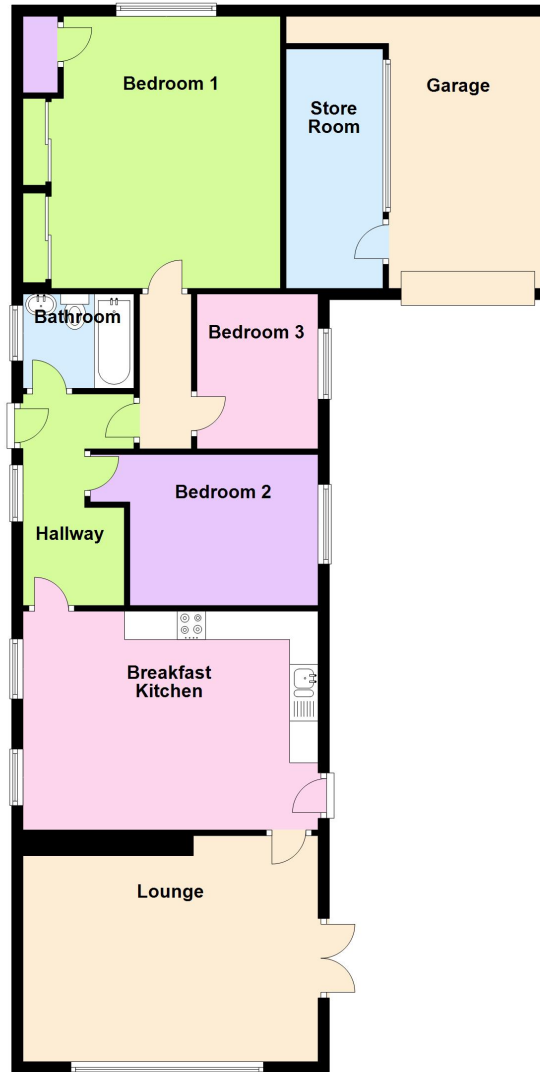
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 115.3 sq. metres (1240.6 sq. feet)



Total area: approx. 115.3 sq. metres (1240.6 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 | | |
| (55-68) | D | 64 | 81 |
| (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 | |