



**£190,000**

34 South Parade, Boston, Lincolnshire PE21 7PN

**SHARMAN BURGESS**

**34 South Parade, Boston, Lincolnshire**  
**PE21 7PN**  
**£190,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With uPVC front entrance door, radiator, coved cornice.

**LOUNGE**

11' 0" x 18' 1" (maximum measurement) (3.35m x 5.51m)

With double glazed floor to ceiling window to side aspect, fireplace, TV aerial point, coved cornice, radiator, door to conservatory.

A bay fronted detached bungalow with picturesque lake views to the rear, being offered for sale with NO ONWARD CHAIN and situated in a popular residential location on the outskirts of Boston, close to amenities. Accommodation comprises an entrance hall, lounge, kitchen diner, L-shaped conservatory, three double bedrooms and bathroom. Further benefits include front and rear gardens and scope and potential for off road parking (s.t.p.p).



**SHARMAN BURGESS**



### **KITCHEN DINER**

17' 8" (maximum measurement) x 11' 11" (maximum measurement) (5.38m x 3.63m)

The kitchen area has a fitted kitchen comprising wall and base units, work surfaces, inset stainless steel sink and drainer, integrated oven and hob with extractor above, space for standard height fridge, radiator, double glazed window to side aspect, wood laminate flooring continuing through to the dining area which benefits from a double glazed window to rear aspect, radiator, door through to: -

### **L-SHAPED CONSERVATORY**

18' 10" (maximum measurement) x 11' 6" (maximum measurement) (5.74m x 3.51m)

Having double glazed windows to side and rear aspects, patio door to rear garden.

### **BATHROOM**

Having a three piece suite comprising low level WC, pedestal wash basin, panelled bath with electric shower above. Radiator, airing cupboard, partly tiled walls, electric shaver point, double glazed window to rear aspect.

### **BEDROOM ONE**

12' 7" (maximum measurement into bay window) x 10' 11" (3.84m x 3.33m)

Having double glazed window to front aspect, coved cornice, radiator.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM TWO

12' 7" (maximum measurement into bay window) x 10' 11" (3.84m x 3.33m)

Having double glazed window to front aspect, coved cornice, radiator.

### BEDROOM THREE

12' 7" x 10' 11" (3.84m x 3.33m)

Having double glazed window to side aspect, radiator, TV aerial point.

### EXTERIOR

To the front, the property is enclosed by a brick wall with pedestrian hand gate to the front boundary. There is hardstanding to the front and side of the property which could provide off road parking, subject to gaining any necessary planning permission and consent for the installation of a dropped kerb from the relevant planning authority.

The rear garden is predominantly laid to gravel with a paved patio seating area and mature shrubs and bushes and enjoys picturesque views over a nearby lake. The garden houses a timber shed and a greenhouse.

### SERVICES

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

### REFERENCE

27062190/16122023/ASH



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)**

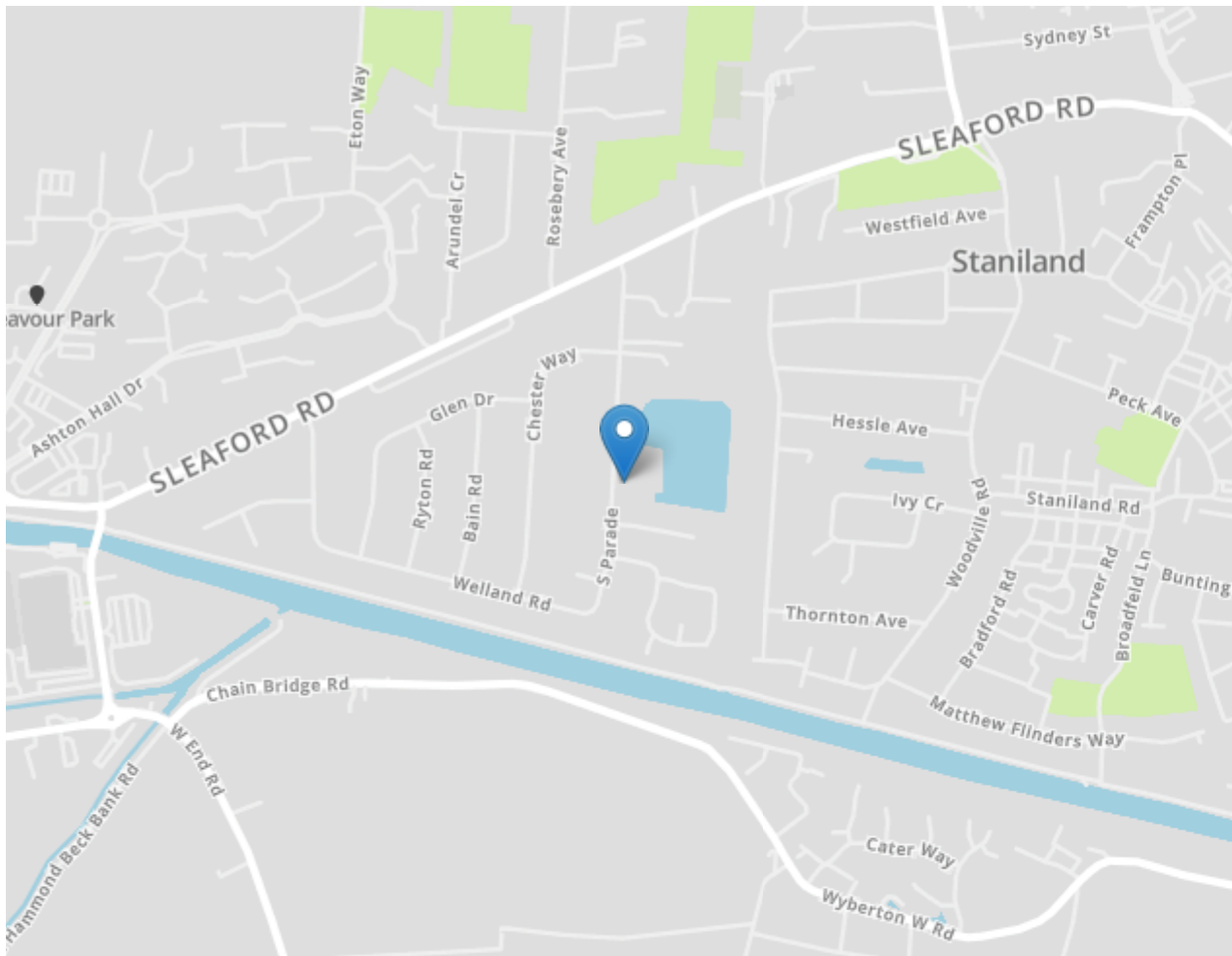
## AGENT'S NOTES

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.

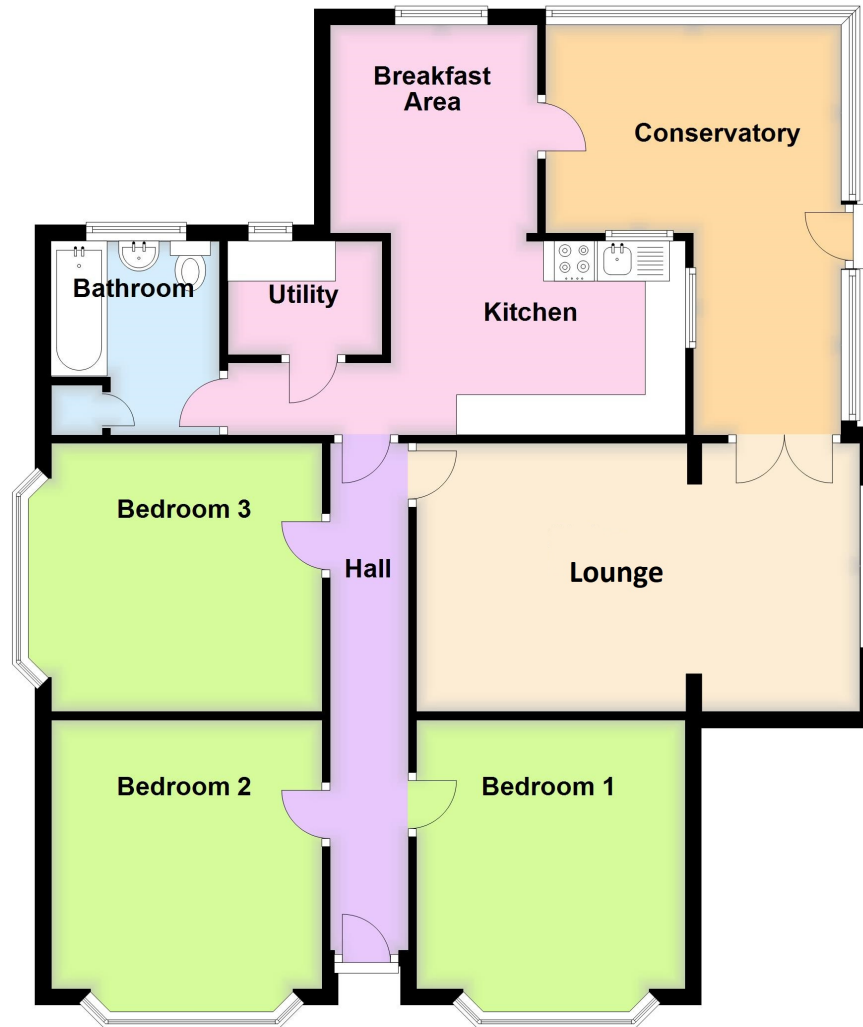
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

## Ground Floor

Approx. 103.2 sq. metres (1110.6 sq. feet)



Total area: approx. 103.2 sq. metres (1110.6 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	