



**£199,950**

Kirsha, Armtree Road, Langrick, Boston, Lincolnshire PE22 7AQ

**SHARMAN BURGESS**



**Kirsha, Armtree Road, Langrick, Boston,  
Lincolnshire PE22 7AQ  
£199,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

With front entrance door leading into the: -

**ENTRANCE HALL**

With tiled floor, telephone point, loft hatch.

**DINING ROOM**

12' 10" x 11' 10" (3.91m x 3.61m) (both maximum measurements)

With tiled floor, window to side aspect, ceiling light point.

Archway through to: -

Situated in a village location on a plot size of approximately 0.35 Acres (s.t.s) this detached bungalow has accommodation comprising a central entrance hall, lounge, dining room, kitchen, two double bedrooms and a shower room. Further benefits include uPVC double glazing, oil central heating and driveway providing ample off road parking.



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### LOUNGE

12' 0" x 10' 9" (measurement excludes bay window) (3.66m x 3.28m)

With feature bay window to front aspect, tiled floor, radiator, ceiling light point, TV aerial point.

### KITCHEN

13' 7" x 6' 9" (4.14m x 2.06m)

With counter tops, inset one and a half bowl sink and drainer unit with mixer tap, base level storage units, drawer units, matching eye level wall units, waist height oven and grill, four ring electric hob, stainless steel illuminated fume extractor, space for standard height fridge or freezer, door and window to side aspect, tiled floor, ceiling light point.

### BEDROOM ONE

11' 5" x 11' 9" (3.48m x 3.58m) (both maximum measurements)

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

### BEDROOM TWO

11' 5" x 9' 5" (maximum measurement) (3.48m x 2.87m)

With French doors leading to the rear garden, radiator, ceiling light point.

### SHOWER ROOM

Having a three piece suite comprising a WC, pedestal wash hand basin, shower area with wall mounted mains fed shower. Non slip tiled floor, fully tiled walls, obscure glazed window, ceiling light point, airing cupboard housing the hot water cylinder.



**SHARMAN  
BURGESS** Est 1996



### EXTERIOR

The property enjoys a good sized plot with approximate measurements of 0.35 Acres (s.t.s) and initially benefits from a driveway providing ample off road parking and giving access to the timber tandem garage. The front garden is laid to lawn with mature flower and shrub borders. There is a further gravelled hardstanding area to the immediate front of the bungalow.

The rear garden is predominantly laid to lawn and interspersed with a variety of plants, shrubs and trees and is enclosed to the majority by a mixture of fencing and hedging. The garden also benefits from a variety of outbuildings and workshops providing storage space.

### ADJOINING UTILITY ROOM

With plumbing for automatic washing machine, light point, window to rear aspect, housing the floor mounted oil central heating boiler.

### SERVICES

Mains water, electricity and drainage are connected to the property. The property is served by oil fired central heating.

### REFERENCE

18012023/RAM





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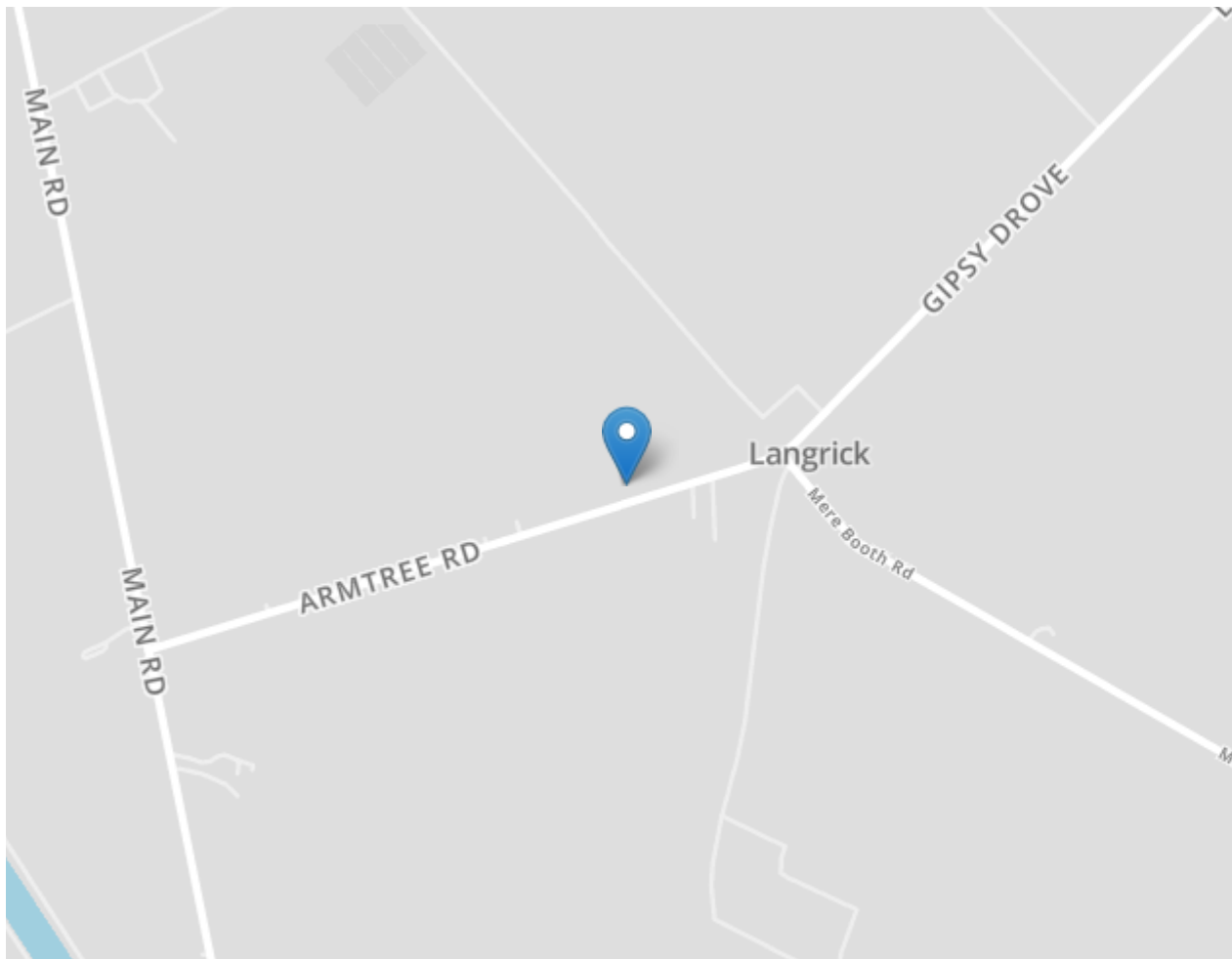
## AGENT'S NOTES

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. 69.9 sq. metres (752.5 sq. feet)



Total area: approx. 69.9 sq. metres (752.5 sq. feet)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	