



**£185,000**

28 The Chase, Fishtoft, Boston, Lincolnshire PE21 0AY

**SHARMAN BURGESS**



**28 The Chase, Fishtoft, Boston, Lincolnshire  
PE21 0AY  
£185,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having a partially obscure glazed front entrance door, window to side aspect, radiator, coved cornice, ceiling light point.

**INNER HALLWAY**

Having access to roof space, radiator, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

A well presented detached bungalow with an approximate south westerly facing rear garden, situated in a cul-de-sac location. Accommodation comprises an entrance hall, breakfast kitchen, lounge diner, two bedrooms and a bathroom. Further benefits include uPVC double glazing, gas central heating, driveway and single garage. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**





### **BREAKFAST KITCHEN**

9' 5" x 8' 8" (2.87m x 2.64m)

Having roll edge work surfaces with tiled splashbacks, inset single sink and drainer unit with mixer tap, base level storage units, drawer units and wall units, space for standard height fridge or freezer, integrated electric oven and grill, four ring gas hob with fume extractor above, plumbing for automatic washing machine, space for condensing tumble dryer, radiator, coved cornice, ceiling light point, window to front aspect, wall mounted Baxi gas central heating boiler.

### **LOUNGE DINER**

17' 3" (maximum measurement) x 10' 3" (maximum measurement) (5.26m x 3.12m)

Having window to front aspect, radiator, coved cornice, two ceiling light points, TV aerial point, living flame coal effect gas fire with fitted inset and hearth and display surround.

### **BEDROOM ONE**

12' 8" (maximum measurement) x 10' 3" (maximum measurement) (3.86m x 3.12m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

### **BEDROOM TWO**

9' 6" (maximum measurement) x 8' 7" (maximum measurement) (2.90m x 2.62m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.



**SHARMAN  
BURGESS** Est 1996



### **BATHROOM**

Having a three piece suite comprising a WC, pedestal wash hand basin and panelled bath. Tiled splashbacks, coved cornice, ceiling light point, extractor fan, radiator, obscure glazed window.

### **EXTERIOR**

The property sits towards the rear left hand corner of a private driveway which serves just four properties and benefits from a gravelled driveway providing off road parking and hardstanding as well as vehicular access to the garage.

### **DETACHED GARAGE**

16' 10" x 8' 3" (5.13m x 2.51m)

Of brick and tile construction. Having up and over door, served by power and lighting.

There is a section of garden to the side of the property which is laid predominantly to lawn, with flower and shrub borders.

The rear garden enjoys an approximate south westerly facing aspect and initially comprises a paved seating area, leading to the remainder which is predominantly laid to lawn with flower and shrub borders. The garden is enclosed to the majority by fencing and houses a timber shed, which is to be included in the sale.

### **SERVICES**

Mains gas, electricity, water and drainage are connected.

### **REFERENCE**

26848105/24112023/COX





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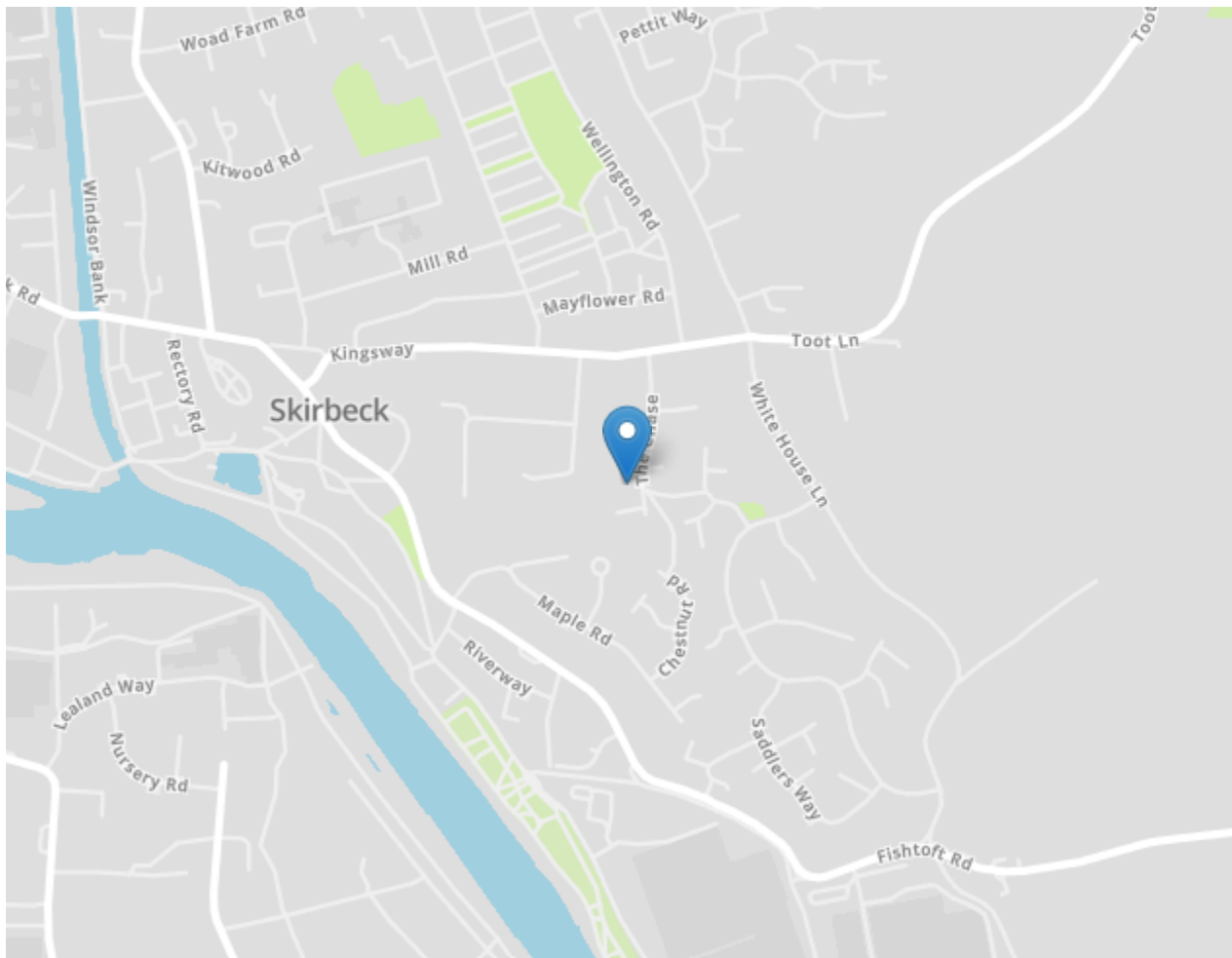
## AGENT'S NOTES

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. 69.0 sq. metres (742.4 sq. feet)



Total area: approx. 69.0 sq. metres (742.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</b>	
(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