



**SHARMAN  
BURGESS** Est. 1996  
**For Sale**  
01205 361161

**£179,950**

82 Kingsway, Boston, Lincolnshire PE21 0AR

**SHARMAN BURGESS**

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**PE21 0AR**

**£179,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door, radiator, wall mounted coat hooks, access to roof space, two ceiling light points, wall mounted door chime, wall mounted central heating thermostat, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within, built-in store cupboard.

**LOUNGE DINER**

22' 0" x 11' 10" (6.71m x 3.61m)

Having dual aspect windows, two radiators, coved cornice, two ceiling light points, gas fireplace with Baxi back boiler powering the central heating, fitted hearth and display surround.

A detached bungalow with a fantastic sized driveway and car port providing sheltered parking space. Accommodation comprises an entrance hall, lounge diner, breakfast kitchen, 2/3 bedrooms and four piece family bathroom. Further benefits include uPVC double glazing and enclosed garden to the rear. The property is offered for sale with NO ONARD CHAIN.



**SHARMAN BURGESS**





### **BREAKFAST KITCHEN**

12' 4" (maximum measurement) x 11' 4" (maximum measurement) (3.76m x 3.45m)

Having roll edge work surfaces with tiled splashbacks, stainless steel one and half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, space for cooker, plumbing for automatic washing machine, space for tumble dryer, plumbing for dishwasher, window to side aspect, obscure glazed entrance door, radiator, ceiling light point.

### **BEDROOM ONE**

14' 6" (maximum measurement) x 13' 2" (maximum measurement) (4.42m x 4.01m)

Having window to rear aspect, radiator, two ceiling light points, built-in wardrobe with hanging rails within.

### **BEDROOM TWO**

10' 0" x 9' 1" (3.05m x 2.77m)

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

### **BEDROOM THREE/GARDEN ROOM**

15' 3" (maximum measurement) x 7' 10" (4.65m x 2.39m)

Having radiator, coved cornice, ceiling light point, window to front aspect, double doors leading to the rear garden, built-in storage unit housing the electric fuse box.

### **BATHROOM**

Having a four piece suite comprising bath, pedestal wash hand basin, WC and shower cubicle with wall mounted mains fed shower. Tiled floor, extended tiled splashbacks, two obscure glazed windows, radiator, ceiling light point.



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### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides off road parking and hardstanding and extends to the side of the property, with additional sheltered parking space beneath a car port. The remainder of the front driveway is laid to low maintenance gravel providing further hardstanding. The property benefits from low level wall to the front boundary and flower and shrub borders. The car port is served by an outside tap.

The rear garden benefits from a paved seating area and a central lawned section with flower and shrub borders. The garden is enclosed by fencing and houses two timber storage sheds and 6ft x 6ft greenhouse which are all to included within the sale.

### AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

### SERVICES

Mains gas, electricity, water and drainage are connected to the property. The central heating is powered by a fireplace back boiler within the lounge diner.

### REFERENCE

22012024/27156002/FOX



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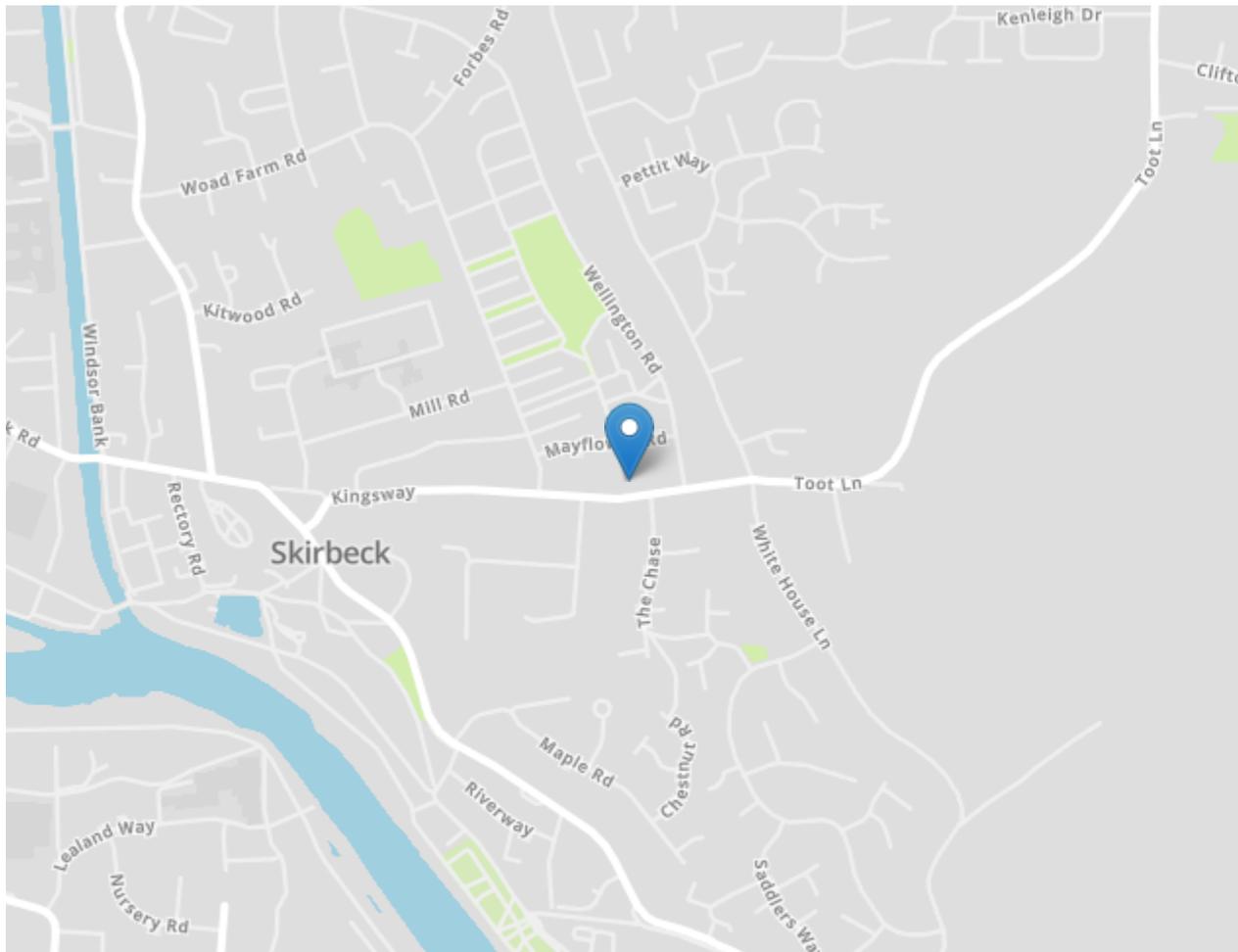
## AGENT'S NOTES

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.

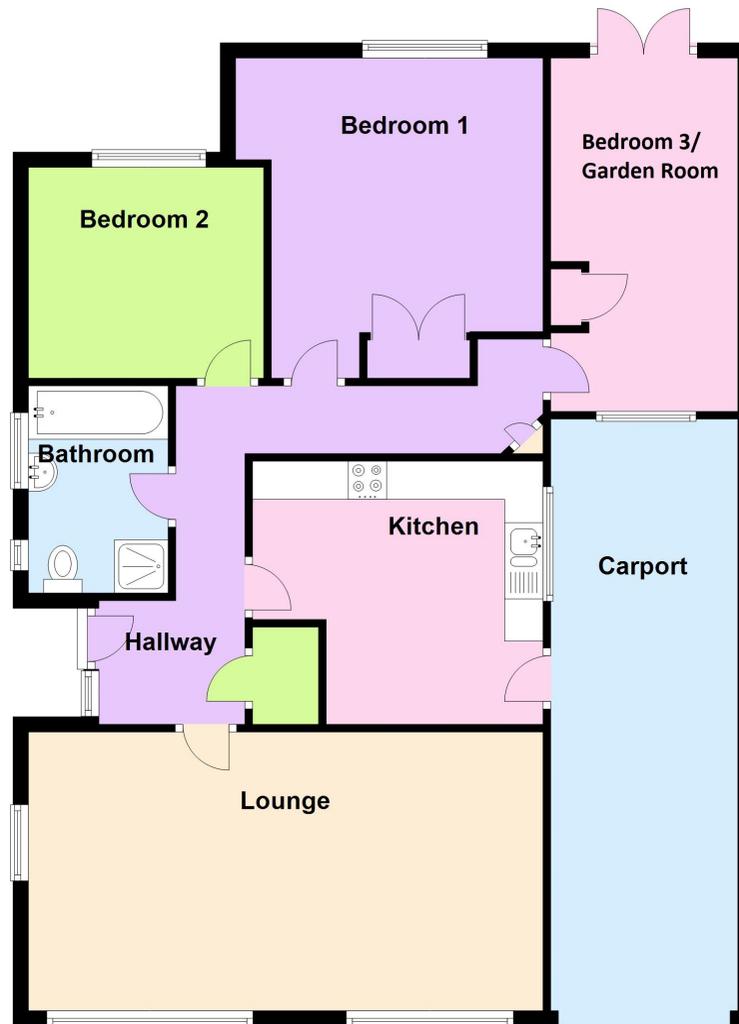
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 110.0 sq. metres (1184.0 sq. feet)



Total area: approx. 110.0 sq. metres (1184.0 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>		<b>81</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>49</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