



£245,000

4 Huntsman Close, Fishtoft, Boston, Lincolnshire PE21 0BQ

SHARMAN BURGESS

**4 Huntsman Close, Fishtoft, Boston,
Lincolnshire PE21 0BQ
£245,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, radiator with cover, coved cornice, ceiling light point, built-in cloak cupboard with slatted linen shelving within, access to roof space which the Vendor informs the Agent is boarded to the majority and served by lighting and loft ladder.

LOUNGE

17'9" (maximum into bay window) x 11'8" (maximum) (5.41m x 3.56m)
Having bay window to front aspect, radiator, coved cornice, ceiling light point, additional wall light points, electric fireplace with fitted hearth, inset and display surround, TV aerial point, telephone point.

A detached bungalow situated within a fantastic cul-de-sac location offering good sized living accommodation throughout. Accommodation comprises an entrance hall, lounge with bay window, breakfast kitchen, utility room, two piece cloakroom, family bathroom, three bedrooms with bedroom one having fitted bedroom furniture and a three piece en-suite. Further benefits include a block paved driveway, single garage with electric up and over door, low maintenance rear garden, gas central heating and uPVC double glazing. Being offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



KITCHEN

11' 2" (maximum) x 8' 9" (maximum) (3.40m x 2.67m)

Having roll edge work surfaces with tiled splashbacks and stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units including glazed display cabinets and eye level corner display shelving, space for electric cooker with wall mounted extractor above, radiator coved cornice, ceiling recessed lighting, window to rear aspect.

UTILITY ROOM

8' 8" (maximum) x 8' 9" (maximum into personnel door for garage) (2.64m x 2.67m)

Having counter top with stainless steel sink and drainer, base level storage unit and wall mounted units, plumbing for automatic washing machine, space for twin height fridge freezer and additional space for standard height fridge or freezer, radiator, window to rear aspect, obscure glazed rear entrance door, extractor fan, coved cornice, ceiling recessed lighting, personnel door to garage, door to: -

CLOAKROOM

Being fitted with a two piece suite comprising WC, wall mounted wash hand basin with tiled splashback. Wall mounted coat hooks, coved cornice, ceiling light point, obscure glazed window to side aspect, radiator.

BEDROOM ONE

14' 6" (maximum) x 10' 2" (maximum) (4.42m x 3.10m)

Having window to rear aspect, radiator, TV aerial point, coved cornice, ceiling light point, range of fitted bedroom furniture comprising wardrobes with hanging rails within, bedside drawers and shelving, overhead storage lockers and two chests of drawers.



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted Triton electric shower and tiling within. Walls tiled to approximately half height, obscure glazed window to side aspect, electric shaver point, extractor fan, coved cornice, ceiling light point.

BEDROOM TWO

11' 5" (maximum) x 10' 5" (maximum) (3.48m x 3.17m)

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

BEDROOM THREE

11' 5" (maximum) x 7' 0" (maximum) (3.48m x 2.13m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and hand held shower attachment, WC, pedestal wash hand basin. Walls tiled to approximately half height, coved cornice, ceiling light point, radiator, extractor fan, obscure glazed window to rear aspect.

EXTERIOR

To the front, the property is approached over a block paved driveway which provides off road parking as well as access to the garage. There is a lawned front garden with gravelled borders and paved access to the front entrance door.

GARAGE

16' 5" x 9' 4" (5.00m x 2.84m)

Having electric up and over door, window to side aspect, served by power and lighting, wall mounted electric fuse box, wall mounted Worcester gas combi central heating boiler.

To the rear, the property benefits from a good sized garden which has been designed with low maintenance in mind, with paved patio seating areas, paved walkways and gravelled borders and additional plant and shrub borders. The garden is fully enclosed by fencing and served by external tap and lighting. The garden houses an approximate 6ft x 8ft greenhouse and a timber garden shed which are to be included within the sale.

SERVICES

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

REFERENCE

23022024/27336501/BRO



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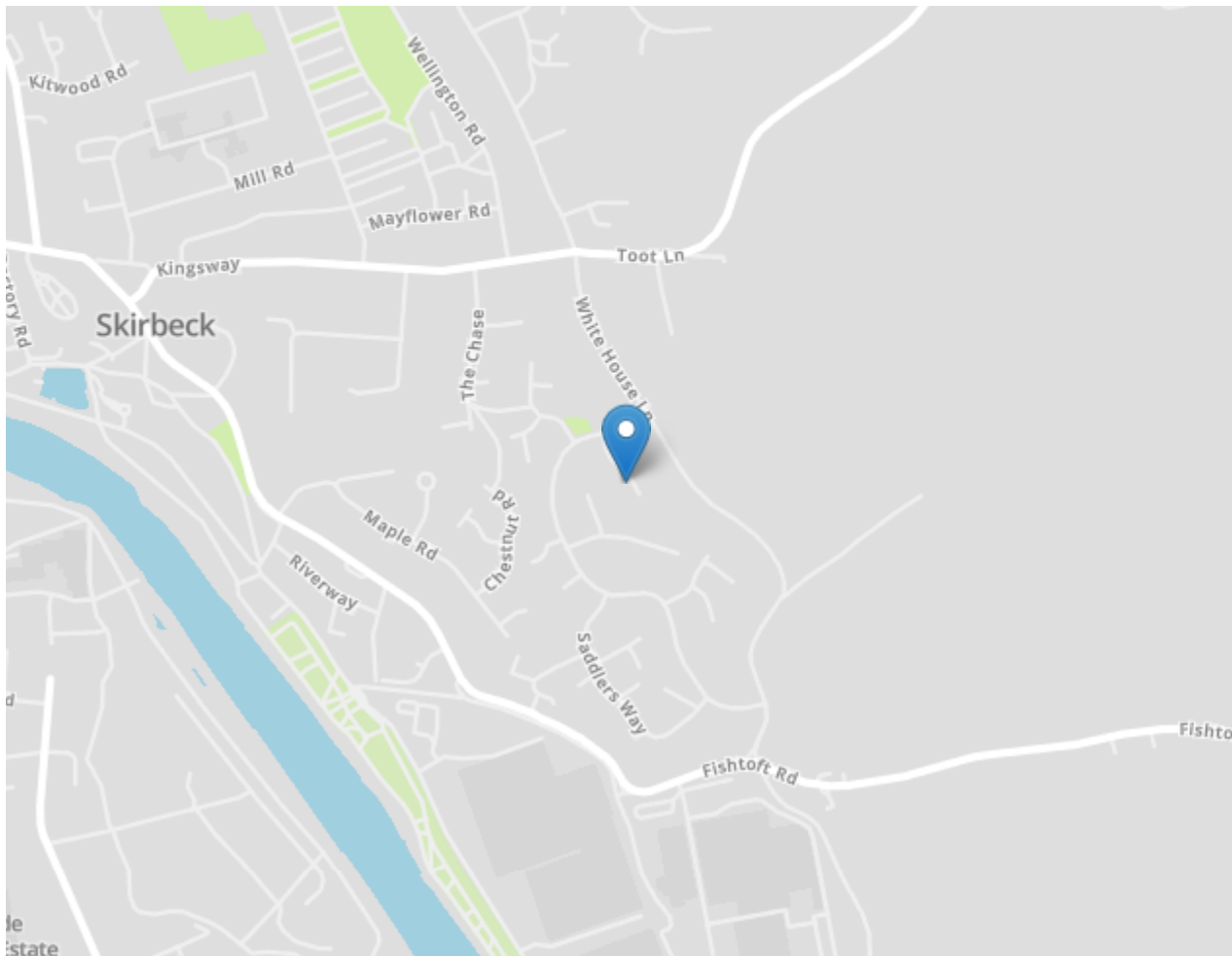
AGENT'S NOTES

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. 102.7 sq. metres (1105.6 sq. feet)



Total area: approx. 102.7 sq. metres (1105.6 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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 80 |
| (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 | |