



£212,500

15 Yew Tree Grove, Boston, Lincolnshire PE21 0DA

SHARMAN BURGESS

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PE21 0DA
£212,500 Freehold

ACCOMMODATION

ENTRANCE LOBBY

With partially obscure glazed front entrance door, ceiling light point, wood effect laminate flooring, built-in cloak cupboard housing the electric fuse box and with hanging rail and shelving within.

STUDY/BEDROOM THREE

8' 8" (maximum) x 6' 5" (maximum) (2.64m x 1.96m)

With wood effect laminate flooring, wall mounted electric heater, ceiling light point, window to front aspect.

A modernised and well appointed detached bungalow situated in a popular residential location. Accommodation comprises an entrance lobby area, lounge with open plan breakfast kitchen arranged off, further inner lobby, three bedrooms and a modern three piece bathroom suite. Further benefits include a driveway, single garage and enclosed rear garden.



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LOUNGE

14' 0" (maximum) x 12' 3" (maximum) (4.27m x 3.73m)

With wood effect laminate flooring, wall mounted electric heater, ceiling recessed lighting, large window to front aspect, open plan through to: -

BREAKFAST KITCHEN

12' 4" x 8' 7" (3.76m x 2.62m)

A modern well appointed kitchen comprising counter tops, inset sink with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring electric hob with stainless steel fume extractor, plumbing for dishwasher, wood effect laminate floor, wall mounted electric heater, ceiling recessed lighting, work surface providing breakfast bar with feature lighting above.

INNER LOBBY

With access to roof space, ceiling light point.

BEDROOM ONE

13' 2" x 9' 3" (4.01m x 2.82m)

With window to rear aspect, wood laminate flooring, wall mounted electric heater, coved cornice, ceiling light point.

BEDROOM TWO

10' 0" (maximum) x 9' 10" (maximum) (3.05m x 3.00m)

With wood effect laminate flooring, coved cornice, ceiling light point, wall mounted electric heater, double doors leading out to the garden, built-in wardrobe with hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

FAMILY BATHROOM

Being fitted with a modern suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap and wall mounted mains fed shower above, extended tiled splashbacks, tiled floor, electric heated towel rail, two obscure glazed windows, airing cupboard housing the hot water cylinder and plumbing for washing machine within.

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which extends to the left hand side of the property, providing off road parking and vehicular access to the single garage. The front garden is predominantly laid to lawn with pathway leading to the front entrance door and low level fencing to the front boundary.

SINGLE GARAGE

With up and over door, served by power and light.

REAR GARDEN

Initially comprising a paved patio seating area leading to the remainder which is predominantly laid to lawn. The garden is enclosed by a mixture of fencing and hedging and houses a timber garden shed.

SERVICES

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

REFERENCE

16072024/27006876/SIM



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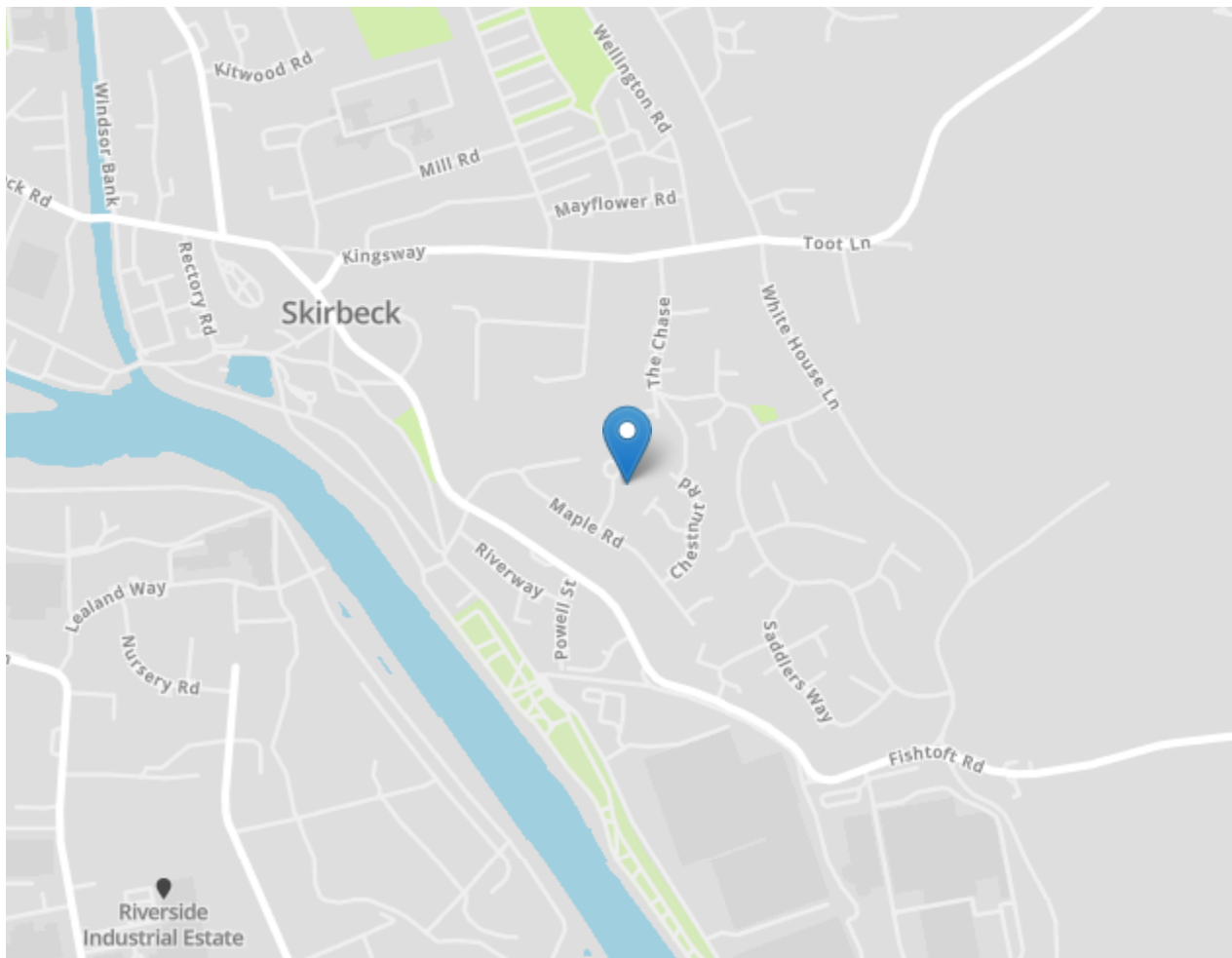
AGENT'S NOTES

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.

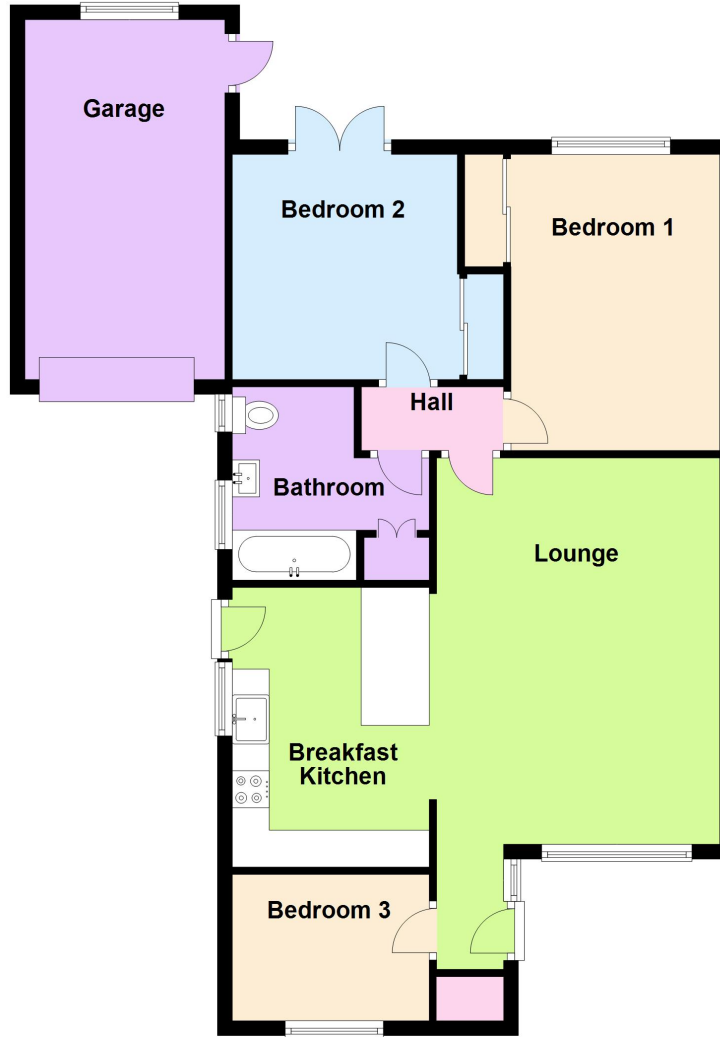
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



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Ground Floor
Approx. 83.9 sq. metres (903.4 sq. feet)



Total area: approx. 83.9 sq. metres (903.4 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |