



SHARMAN
BURGESS
FOR SALE
01205 361161

£299,950

Evergreen, Fen Road, Frampton West, Boston, Lincolnshire PE20 1RZ

SHARMAN BURGESS

**Evergreen, Fen Road, Frampton West, Boston,
Lincolnshire PE20 1RZ
£299,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

5' 11" x 5' 0" (1.80m x 1.52m)

Having partially obscure glazed front entrance door with matching side panel, ceiling light point, further obscure glazed door through to: -

ENTRANCE HALL

Having two ceiling light points, coved cornice, radiator, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

A large detached bungalow situated on a plot size of approximately 2 Acres (s.t.s) in need of full modernisation and refurbishment and offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner, cloakroom, boiler room, three well proportioned bedrooms, bathroom and separate WC. The generous plot size provides the site with great scope and potential for extension, alteration and improvement (s.t.p.p).



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LOUNGE

17' 0" x 15' 1" (5.18m x 4.60m)

Having window to front elevation, two radiators, coved cornice, ceiling light point, additional wall light points.

KITCHEN DINER

22' 0" (maximum into recess) x 9' 5" (6.71m x 2.87m)

Having counter tops, stainless steel sink and double drainer, base level units, drawer units and wall units, two windows to rear elevation, radiator, coved cornice, ceiling mounted lighting.

SIDE ENTRANCE LOBBY

Having obscure glazed entrance door, radiator, ceiling light point, access to loft space, personnel door to garage.

CLOAKROOM

5' 1" x 5' 3" (1.55m x 1.60m)

Having pedestal wash hand basin with tiled splashback, WC, obscure glazed window to rear elevation, radiator, electric shaver point, ceiling light point.

BOILER ROOM

5' 6" x 5' 2" (1.68m x 1.57m)

Having window to rear elevation, floor mounted oil central heating boiler, ceiling light point.

BEDROOM ONE

12' 3" (maximum) x 10' 1" (maximum to built-in wardrobes) (3.73m x 3.07m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with hanging rails and shelving within.



**SHARMAN
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BEDROOM TWO

9' 5" x 12' 0" (2.87m x 3.66m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall hanging rails within, overhead storage lockers and a dressing table.

BEDROOM THREE

8' 10" x 7' 9" (maximum to built-in wardrobes) (2.69m x 2.36m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rail and shelving within.

BATHROOM

9' 4" (maximum) x 5' 6" (maximum) (2.84m x 1.68m)

Being fitted with a two piece suite comprising bath and pedestal wash hand basin. Radiator, obscure glazed window to rear, ceiling light point.

SEPARATE WC

Having WC, obscure glazed window to rear elevation, radiator, coved cornice, ceiling light point.

EXTERIOR

The bungalow sits on a plot size of approximately 2 Acres (s.t.s) and is initially accessed over a driveway which provides off road parking and hardstanding as well as vehicular access to the garage. To the front, the gardens are predominantly laid to lawn and extend to either side of the property. The remainder of the plot is overgrown.

GARAGE

17' 8" x 10' 10" (5.38m x 3.30m)

Having electric up and over door, served by power and lighting, access to loft space, obscure glazed window to side elevation.

SERVICES

Mains water and electricity are connected. Drainage is to a private system. The property is served by oil central heating.

REFERENCE

06102025/28514470/SIL



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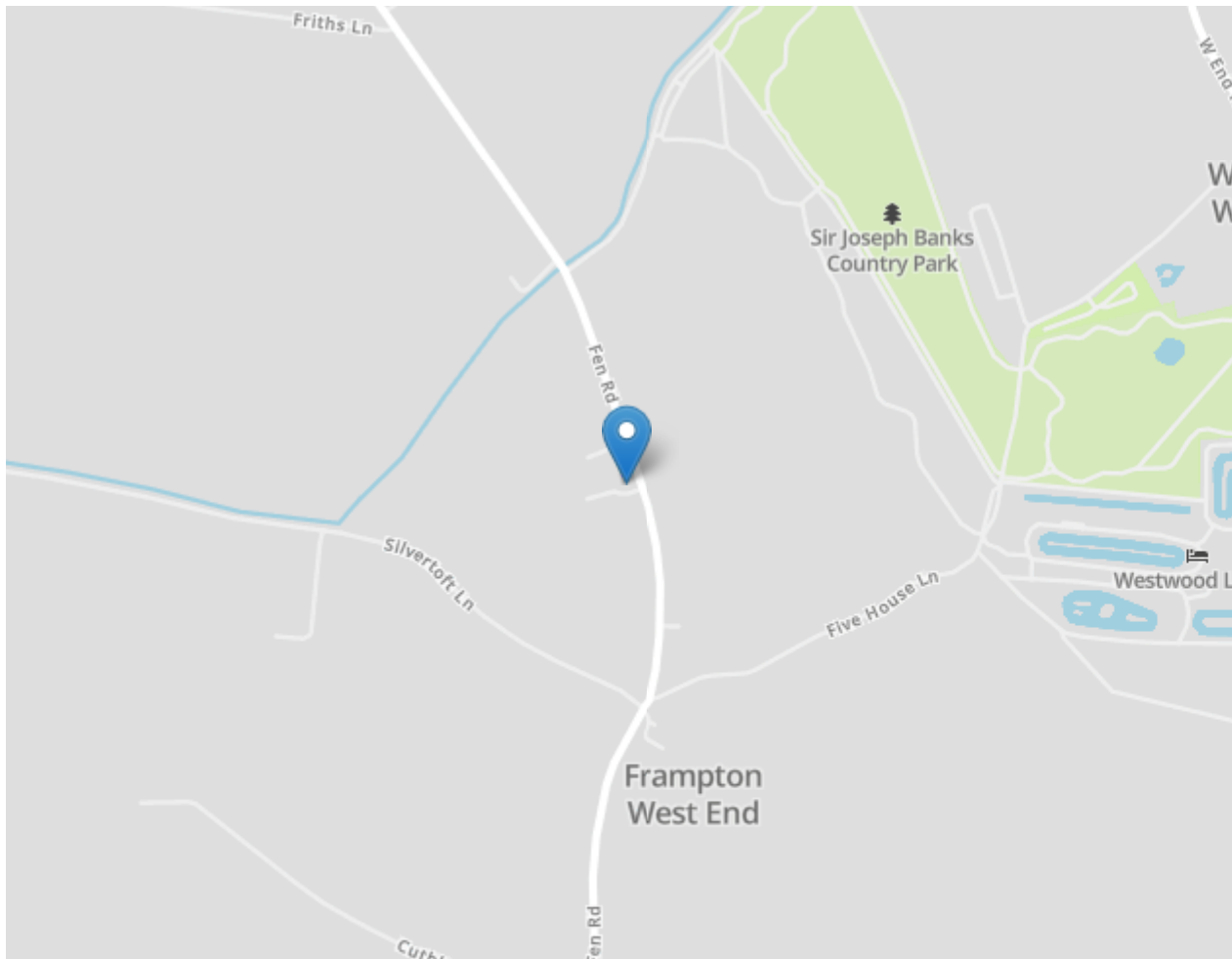
AGENT'S NOTES

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.



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Ground Floor

Approx. 128.9 sq. metres (1387.0 sq. feet)



Total area: approx. 128.9 sq. metres (1387.0 sq. feet)

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