



£249,950

7 Mayflower Close, Fishtoft, Boston, Lincolnshire PE21 0DE

SHARMAN BURGESS

**7 Mayflower Close, Fishtoft, Boston,
Lincolnshire PE21 0DE
£249,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed window to the side leading into the entrance hall. Having radiator, coved cornice, ceiling light point, access to the roof space, wall mounted door bell, telephone point, door to airing cupboard which houses the hot water tank with slatted linen shelving within. Built in cloak cupboard with hanging rail and shelving within.

LOUNGE

14' 4" x 11' 8" (4.37m x 3.56m)

Having window to the side aspect and double doors leading to the rear garden. Radiator, coved cornice, ceiling light point, additional wall light points and television aerial point.

An exceptionally well presented 3 bedroom detached bungalow situated in a great location and enjoying views over a green space to the front and being sold with the advantage of NO ONWARD CHAIN. The accommodation comprises a good sized entrance hall, lounge, kitchen/diner, utility room and cloakroom, 3 bedrooms with bedroom one having the benefit of an en-suite shower room. Further benefits include a large four piece bathroom, single garage with electric door, gas central heating uPVC double glazing and gardens to both the front and rear.



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KITCHEN/DINER

13' 9" x 10' 2" (4.19m x 3.10m) (both maximum measurements)
With roll edge work surfaces and tiled splash backs, inset one and half sink and drainer with mixer tap. Range of base level storage units, drawer unit and matching eye level wall units. Integrated oven and grill with four ring gas hob and fume extractor above. Window to the rear aspect, space for standard height fridge, space for twin height fridge/freezer, radiator, coved cornice and ceiling light point. wall mounted digital timer for the central heating.

UTILITY ROOM

7' 5" x 5' 2" (2.26m x 1.57m)
Roll edge work surfaces with tiled splash back, inset stainless steel sink and drainer with mixer tap, base level storage units, matching eye level wall units, space for standard height fridge or freezer, plumbing for dishwasher and plumbing for washing machine. Window to the rear aspect, radiator, coved cornice, ceiling light point and glazed door leading outside.

CLOAKROOM

Comprises a two piece suite with wc and wall mounted wash hand basin with tiled splash back, radiator, coved cornice, ceiling light point and obscure glazed window.

BEDROOM ONE

12' 4" x 11' 8" (3.76m x 3.56m) (both maximum measurements)
Having a feature bay window to the front aspect, radiator, coved cornice, ceiling light point and telephone point.



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EN-SUITE SHOWER ROOM

Having a three piece suite comprising shower cubicle, wall mounted mains fed shower, being tiled within and fitted shower screen. Pedestal wash hand basin with tiled splash back and wc. Radiator, shaver point, extractor fan, coved cornice and ceiling light point.

BEDROOM TWO

12' 3" x 11' 8" (3.73m x 3.56m)

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

BEDROOM THREE/DINING ROOM

10' 2" x 8' 7" (3.10m x 2.62m) (both maximum measurements)

Currently being used as a dining room. Window to the rear aspect, radiator, coved cornice and ceiling light point.

BATHROOM

8' 6" x 7' 10" (2.59m x 2.39m)

Comprises a four piece suite with double shower cubicle and wall mounted mains fed shower, tiling within and fitted shower screen. Panel bath, pedestal wash hand basin and wc. Radiator, fully tiled walls, coved cornice, ceiling light point with additional recess lighting, extractor fan and obscure glazed window.

EXTERIOR

To the front the property is approached over a gravel driveway which provides off road parking and gives vehicular access to the garage

GARAGE

15' 9" x 9' 2" (4.80m x 2.79m)

With electric up and over door, served with power and lighting and the wall mounted gas central heating boiler.

GARDEN

Both front and rear gardens are well maintained and presented with the front garden predominately being laid to lawn with a lavender border with gated access leading to the rear gardens. The rear garden is also predominately laid to lawn with well stocked beds and borders containing a variety of plants and shrubs. The garden is enclosed by fencing, has a timber shed (to be included within the sale), paved patio seating area and is served by external tap and lighting.

SERVICES

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

REFERENCE

26823810/09102023/MIL



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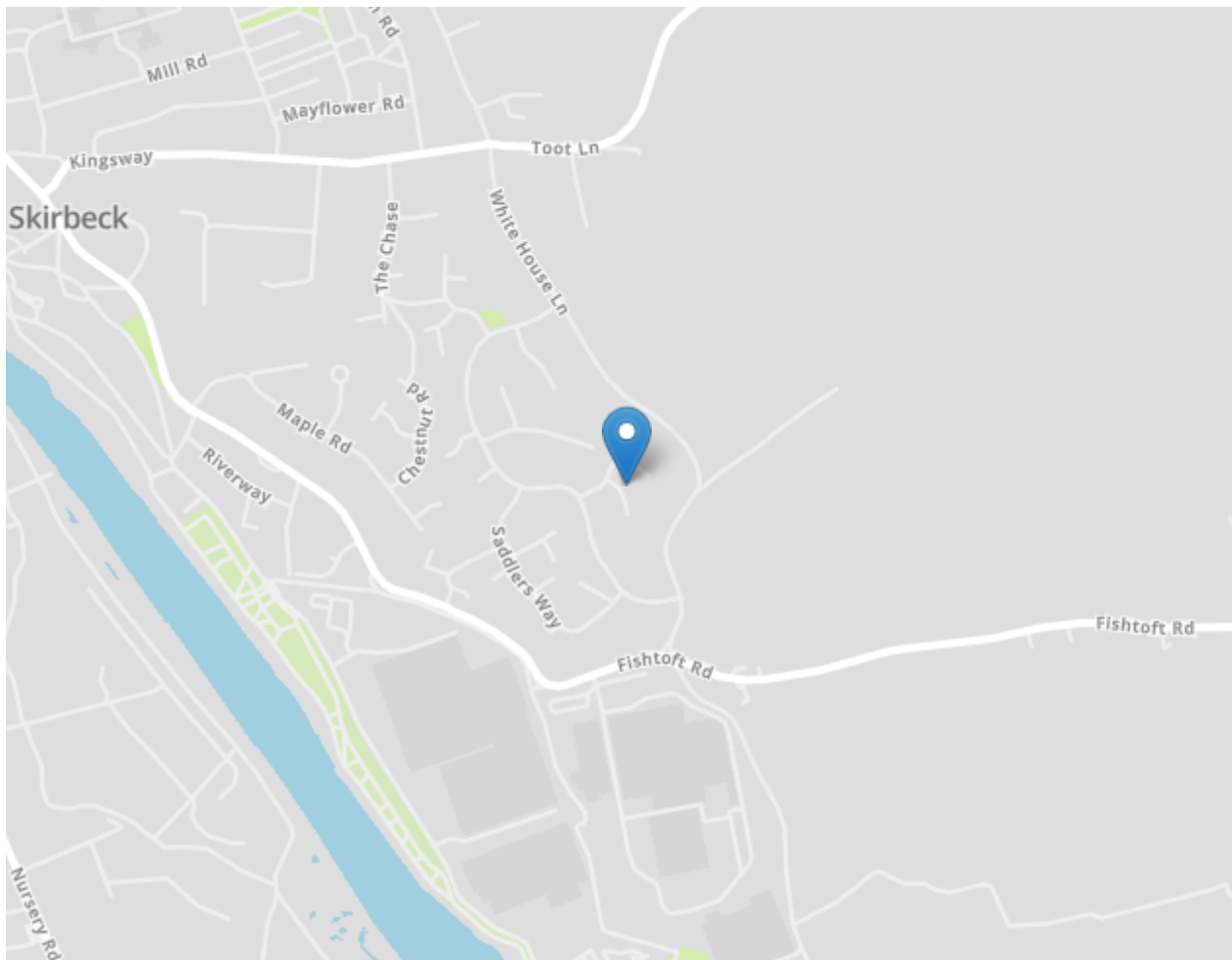
AGENT'S NOTES

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. 106.4 sq. metres (1145.1 sq. feet)



Total area: approx. 106.4 sq. metres (1145.1 sq. feet)

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