



**£200,000**

31 Kenleigh Drive, Boston, Lincolnshire PE21 0NQ

**SHARMAN BURGESS**



**31 Kenleigh Drive, Boston, Lincolnshire  
PE21 0NQ  
£200,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially obscure glazed double entrance doors, tiled flooring, additional obscure glazed door through to:-

**ENTRANCE HALL**

With radiator, coved cornice, ceiling light point, ceiling mounted smoke alarm. Walk-in cloak cupboard with wall mounted coat hooks, shelving, ceiling light point and window within.

An extremely well presented detached bungalow situated on a corner plot, being offered for sale with NO ONWARD CHAIN. The well maintained accommodation comprises an entrance porch, entrance hall, kitchen diner, lounge, two bedrooms with bedroom one having fitted bedroom furniture, there is a modern three piece family shower room and a uPVC conservatory. Further benefits include well maintained gardens, gas central heating and single garage.



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### LOUNGE

16' 6" (maximum) x 14' 0" (maximum) (5.03m x 4.27m)  
Having window to front aspect, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, two radiators, fireplace with tiled hearth and brickwork surround and space for electric fire.

### KITCHEN DINER

13' 9" (maximum) x 11' 10" (maximum) (4.19m x 3.61m)  
Having counter tops, base level storage units, drawer units and matching eye level wall units, single sink and drainer with mixer tap, standard height fridge or freezer (to be included in the sale), washing machine (to be included in the sale), electric cooker (to be included in the sale) with tiled surround, triple aspect windows, radiator, coved cornice, ceiling light point, additional lighting above sink area, built-in airing cupboard housing the hot water cylinder and slatted shelving within. Obscure glazed door to: -

### INNER LOBBY

Leading through to: -

### CONSERVATORY

10' 8" (maximum) x 7' 8" (maximum) (3.25m x 2.34m)  
Of brick and uPVC double glazed construction with polycarbonate roof. Having obscure glazed doors to front and rear aspects, wall mounted lighting, radiator.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM ONE

13' 10" (maximum including built-in wardrobes) x 11' 0" (including built-in wardrobes)  
(4.22m x 3.35m)

Having window to rear to aspect, radiator, ceiling light point, range of fitted bedroom furniture comprising built-in wardrobes with hanging rails within, overhead storage lockers, over bed lighting and bedside shelving.

### BEDROOM TWO

10' 10" x 11' 10" (3.30m x 3.61m)

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

### SHOWER ROOM

Being fitted with a modern three piece suite comprising shower cubicle with wall mounted electric shower and fitted shower screen, push button WC, wash hand basin with mixer tap and vanity unit beneath. Heated towel rail incorporating radiator, electric shaver point, ceiling light point, obscure glazed window.

### EXTERIOR

The property sits on a prominent corner plot with extremely well presented gardens to the front, side and rear which are a mixture of low maintenance gravelled areas, lawned areas with flower and shrub borders and a driveway which provides off road parking and vehicular access to the: -

### GARAGE

16' 4" x 9' 0" (4.98m x 2.74m)

Having up and over door, window to side aspect, served by power and lighting, housing the gas meter, wall mounted gas combination central heating boiler, access to roof space.

The rear garden has been designed with low maintenance in mind, with gravelled areas, feature circular paved sections and additional paved patio areas providing seating space. The garden is enclosed to the majority by a mixture of wall and fencing. The garden also houses a timber summerhouse which is to be included within the sale.

### SERVICES

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

### REFERENCE

16022024/27143882/TUT





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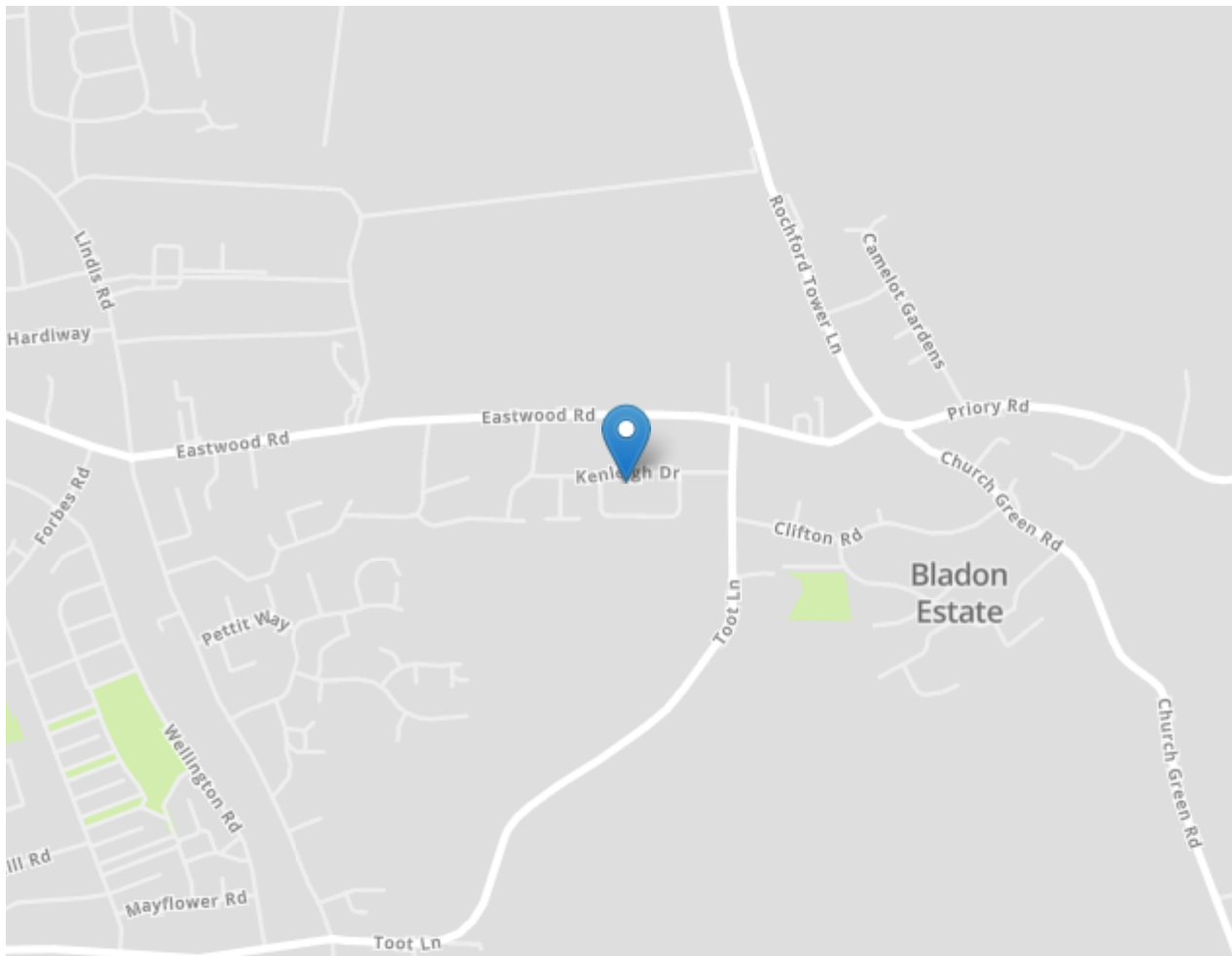
## AGENT'S NOTES

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. 108.7 sq. metres (1170.6 sq. feet)



Total area: approx. 108.7 sq. metres (1170.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	62	
(39-54)	<b>E</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	