



£269,950

44 South Parade, Boston, Lincolnshire PE21 7PN

SHARMAN BURGESS

44 South Parade, Boston, Lincolnshire
PE21 7PN
£269,950 Freehold

ACCOMMODATION

ENTRANCE HALL

With front entrance door, radiator, coved cornice, two ceiling light points, access to loft space.

LOUNGE

12' 0" x 14' 0" (maximum including chimney breast) (3.66m x 4.27m)

Having dual aspect windows, radiator, ceiling light point with ornamental ceiling rose, wall mounted gas fire.

A deceptively spacious detached bungalow situated in fantastic grounds of approximately 0.4 Acres (s.t.s) with POTENTIAL LAKESIDE VIEWS to the rear. Accommodation comprises a central entrance hall, lounge, kitchen, garden room, three double bedrooms and bathroom. The property requires modernisation and refurbishment and offers space and scope for an extension (s.t.p) to provide prospective purchasers with an amazing property! The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS





KITCHEN

12' 0" x 10' 0" (3.66m x 3.05m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, radiator, coved cornice, ceiling light point, window to side elevation.

WALK-IN PANTRY

Having shelving within, ceiling light point, space for fridge freezer.

BEDROOM ONE

12' 0" x 12' 0" (maximum including built-in wardrobes) (3.66m x 3.66m)

Having window to front elevation, radiator, ceiling light point, range of fitted bedroom furniture including bedside drawers, built-in wardrobes with hanging rails and shelving within and overhead storage lockers.

BEDROOM TWO

12' 0" x 10' 5" (3.66m x 3.17m)

Having window to side elevation, radiator, ceiling light point.

BEDROOM THREE

12' 6" x 9' 6" (3.81m x 2.90m)

Having window to side elevation, radiator, ceiling light point.

GARDEN ROOM

30' 0" x 9' 0" (9.14m x 2.74m)

Of brick and uPVC double glazed construction with fibreglass roof. Having French doors leading to the rear garden, radiator, plumbing for washing machine, served by power and lighting.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, panelled bath with wall mounted mains fed shower above, radiator, ceiling light point, built-in boiler cupboard housing the gas combination central heating boiler.

EXTERIOR

The property sits on a large plot of approximately 0.4 Acres (s.t.s) widening to the rear and is approached over a dropped kerb leading to the gravelled driveway which extends to the right hand side of the property and provides off road parking as well as access to the rear of the property via double wrought iron gates. The front garden is predominantly laid to lawn and interspersed with a variety of mature shrubs and a tree.

REAR GARDEN

The rear garden extends and widens to the rear and is laid to large sections of lawn interspersed by a wide variety of flowering plants, shrubs and trees.

SINGLE GARAGE

Of concrete sectional construction.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

02102025/28957637/PRY



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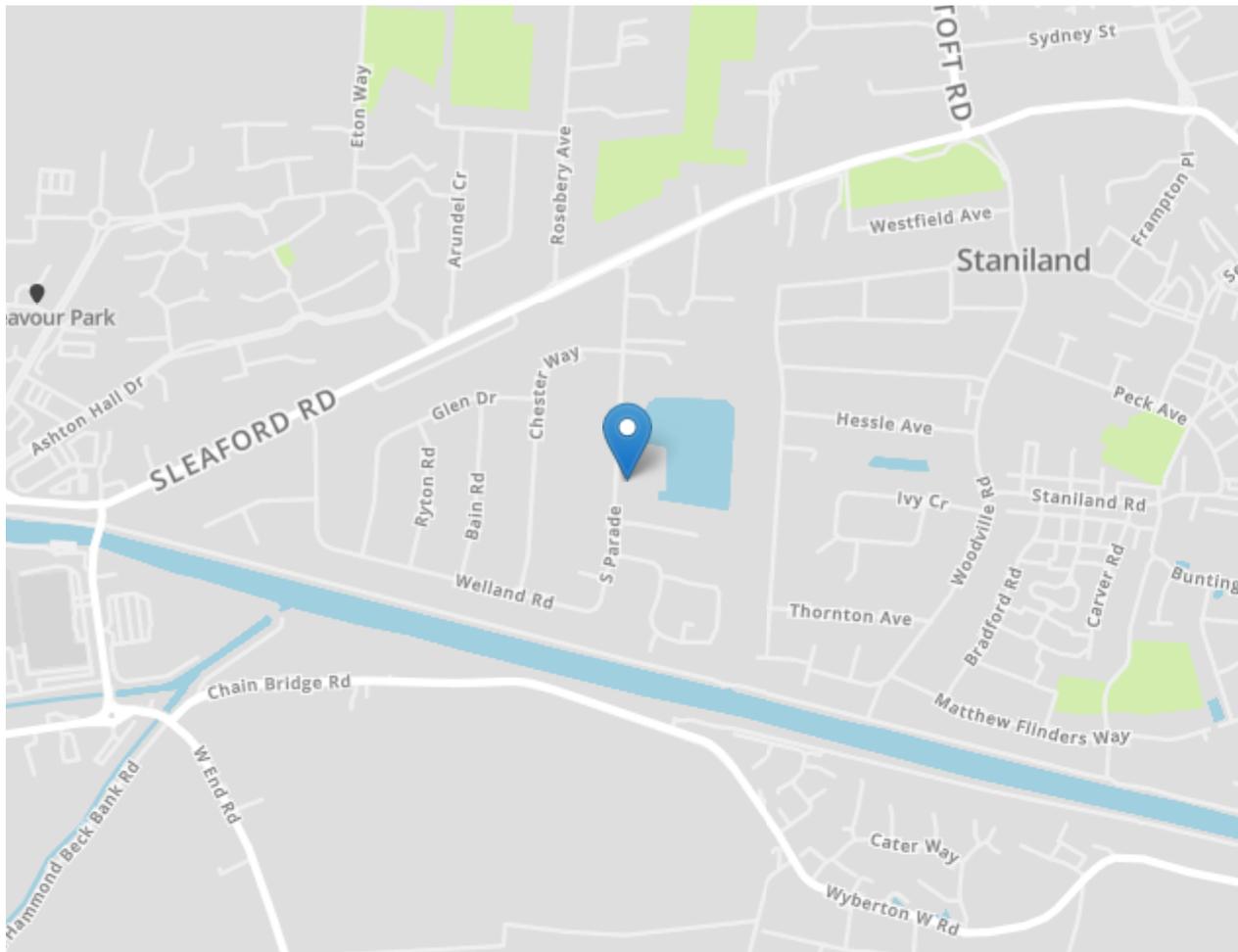
AGENT'S NOTES

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. 111.5 sq. metres (1199.7 sq. feet)



Total area: approx. 111.5 sq. metres (1199.7 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		75
(55-68)	D	61	
(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	