



Offers in Excess of £330,000

The Pantiles, Tooley Lane, Wrangle, Boston, Lincolnshire PE22 9BL

SHARMAN BURGESS

**The Pantiles, Tooley Lane, Wrangle, Boston,
Lincolnshire PE22 9BL**

Offers in Excess of £330,000 Freehold

ACCOMMODATION:

COVERED FRONT ENTRANCE WAY

Having a sealed unit double glazed front entrance door and side screen leading to:-

ENTRANCE HALL

14' 4" x 7' 1" (4.37m x 2.16m)

Featuring a porcelain tiled floor, radiator, telephone point, smoke alarm, ceiling mounted spotlights, access to roof space and a built in airing cupboard housing the insulated hot water cylinder with immersion heater and digital central heating programmer

Internal viewing is absolutely essential in order to fully appreciate this immaculately presented THREE DOUBLE BEDROOMED detached bungalow which has been transformed by the current owners since 2016 by a superb programme of refurbishment work. Includes spacious entrance hall and lounge/diner, refitted kitchen and utility room, refurbished cloakroom and shower room. Completely remodelled exterior featuring large, fully enclosed rear garden incorporating a 32' workshop and beach hut summer house. Garage and ample parking. Oil central heating. uPVC double glazed windows.



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LOUNGE DINER

19' 9" (maximum including bay window) x 14' 0" (including chimney breast) (6.02m x 4.27m)

Featuring a log burner, two radiators, television aerial point, telephone point and ceiling mounted spotlights.

KITCHEN

Having been completely refitted with an excellent range of modern units comprising work surfaces with inset single drainer stainless steel sink unit, a range of base cupboards and drawers complimented by matching wall cupboards incorporating glass display cabinets with concealed work surface lighting beneath, tall storage units, electric cooker point, fitted stainless steel fume extractor hood, radiator, recessed spotlighting to ceiling, porcelain tiled floor and fully tiled walls.

UTILITY ROOM

9' 11" x 6' 4" (3.02m x 1.93m)

Having been refitted with matching units comprising fitted work surface incorporating single drainer stainless steel sink unit and cupboard beneath together with plumbing and space for an automatic washing machine and tumble dryer, matching wall mounted cupboards, radiator, extractor fan, partially tiled walls, porcelain tiled floor, large built in storage cupboard and a sealed unit double glazed rear entrance door.



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CLOAKROOM

Having been refurbished with a white suite comprising pedestal wash hand basin, dual flush wc, half tiled walls, porcelain tiled floor, radiator and ceiling mounted spotlights.

BEDROOM ONE (REAR)

13' 4" x 10' 4" (4.06m x 3.15m)

Having radiator and television aerial lead.

BEDROOM TWO (FRONT)

Having radiator and television aerial lead.

BEDROOM THREE (REAR)

10' 4" x 10' 0" (3.15m x 3.05m)

Having radiator and telephone point.

SHOWER ROOM

8' 8" x 6' 4" (2.64m x 1.93m)

Having been completely refurbished and fitted with a white suite comprising large walk in shower with built in mixer shower, suspended pedestal wash hand basin, dual flush wc, fully tiled walls and porcelain tiled floor, heated towel rail, extractor fan and recessed spotlighting to ceiling.

EXTERIOR

The property is approached via double gates over a gravelled driveway which expands to provide ample parking space for several vehicles and/or caravan/motor home etc, if required. A concrete apron provides hard standing and access to:-



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INTEGRAL GARAGE

17' 1" x 9' 6" (5.21m x 2.90m)

Having an up and over door, electric light point, four power points, cold water tap and a Wallstar wall mounted oil central heating boiler.

The front garden has been designed with low maintenance in mind being principally gravelled with borders and beds set with a variety of grasses, shrubs and specimen trees.

REAR GARDEN

Gates to either side of the property provide access to what is a really good sized and fully enclosed rear garden which has been completely landscaped by the current owners since 2016. A shaped lawn has borders set with a variety of flowers, shrubs and specimen trees beyond which extends gravelled areas incorporating a small orchard of mixed fruit trees including apples, plum, pear and Morello cherry. Also incorporated within the garden is a corner section of decking providing an excellent seating area in addition to a covered bin enclosure and trellised enclosure for the oil storage tank. There is also exterior lighting to both rear and the front.

TIMBER WORKSHOP

32' 0" x 10' 0" (9.75m x 3.05m)

On concrete base and having power and light with double doors thereto.



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AGENTS NOTE

The Pantiles presents prospective purchasers with an opportunity to acquire a property which is quite simply 'ready to move into'. Offering comfortable, well appointed living accommodation combined with good sized, attractively designed gardens, we are confident this property will not disappoint.

SERVICES

Mains water, electricity and drainage are connected to the property. An oil fired central heating system is installed. The property is fitted with uPVC double glazed windows, double glazed doors and PVC soffits and fascia's. Internal specification includes skimmed ceilings with coved cornice, radiator covers, new internal doors, chrome finish socket fronts and light switches in addition to good quality floor coverings throughout.

REFERENCE

190122/SLA



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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. 118.3 sq. metres (1273.5 sq. feet)



Total area: approx. 118.3 sq. metres (1273.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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