Offers Over £239,950

Poachers, Meer Booth Road, Antons Gowt, Boston, Lincolnshire PE22 7BQ

SHARMAN BURGESS

Poachers, Meer Booth Road, Antons Gowt, Boston, Lincolnshire PE22 7BQ
Offers Over £239,950 Freehold

A superbly presented detached bungalow with an approximate south westerly facing garden to the rear which enjoys views of open farmland beyond. Accommodation comprises an entrance hall, lounge, modern kitchen, conservatory, three bedrooms, shower room and separate WC. Further benefits include a block paved driveway, single garage with fibreglass roof, oil central heating and uPVC double glazing.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door with obscure glazed side panel, wood effect tiled flooring, radiator, coved cornice, two ceiling light points, access to loft space, built-in double airing cupboard with hot water cylinder and slatted linen shelving within, built-in cloak cupboard with hanging rails and shelving within.

SHARMAN BURGESS

KITCHEN

13' 0" (maximum) x 7' 10" (maximum) (3.96m x 2.39m)

Having a modern fitted kitchen comprising counter tops with matching upstands, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated waist height oven and grill, four ring electric hob with illuminated stainless steel fume extractor above, plumbing for automatic washing machine, window to side elevation, tiled floor, radiator, coved cornice, ceiling light point, door and window through to conservatory.

LOUNGE

16' 9" x 13' 0" (maximum) (5.11m x 3.96m)

Having wood effect tiled flooring, radiator, coved cornice, ceiling light point, wall mounted Hive central heating thermostat, TV aerial point, feature fireplace with granite inset and hearth, display surround and electric fire.

CONSERVATORY

26' 0" x 5' 3" (7.92m x 1.60m)

Of brick and uPVC double glazed construction with polycarbonate roof. Providing both seating and dining areas and having tiled floor, French doors leading to the rear garden, windows to side and rear elevations, personnel door to garage, wall mounted lighting.

BEDROOM ONE

14' 8" x 10' 3" (4.47m x 3.12m)

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

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Est 1996

BEDROOM TWO
10' 3" x 10' 0" (3.12m x 3.05m)
Having window to front elevation, radiator, ceiling light point.

BEDROOM THREE
12' 0" (maximum) x 8' 5" (3.66m x 2.57m)
Having window to side elevation, radiator, coved cornice, ceiling light point.

SHOWER ROOM
Being fitted with a modern two piece suite comprising shower cubicle with wall mounted electric shower within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, tiled floor, radiator, extractor fan, ceiling light point, obscure glazed window to side elevation.

SEPARATE WC
Having tiled floor, push button WC, obscure glazed window to side elevation, ceiling light point.

EXTERIOR
To the front, the property is approached over a block paved driveway providing off road parking as well as vehicular access to the single garage. The property benefits from well presented front gardens with shaped lawn area, well stocked flower and shrub borders and additional gravelled sections. The driveway is served by outside lighting. Gated access leads to the rear garden.

SINGLE GARAGE
Having up and over door, fibreglass roof, window to rear elevation, housing the floor mounted Oil central heating boiler.

REAR GARDEN
Enjoying an approximate south westerly facing aspect and comprising well presented areas of lawn with additional sections of gravel providing hardstanding and storage space. The garden houses the oil tank and a timber summerhouse (to be included in the sale). The garden is enclosed by fencing and enjoys views over open farmland to the rear.

SERVICES
Mains water, electricity and drainage are connected. The property served by oil central heating.

REFERENCE
04032026/30053185/MUR

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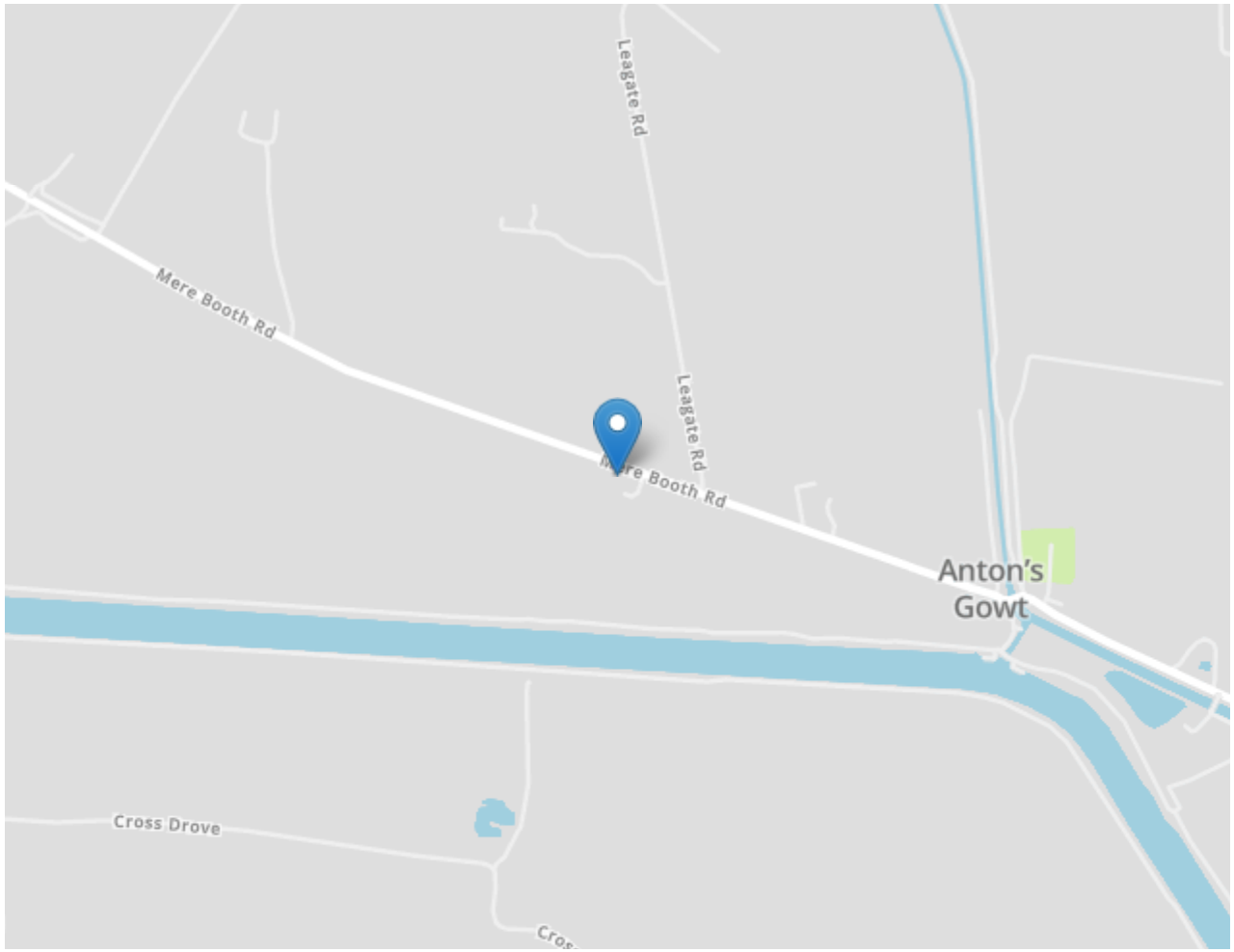

AGENT'S NOTES

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. 113.1 sq. metres (1217.7 sq. feet)

Total area: approx. 113.1 sq. metres (1217.7 sq. feet)

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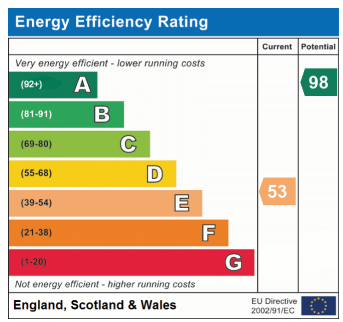
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