



£150,000

28 Acorn Close, Freiston, Boston, Lincolnshire PE22 0PN

SHARMAN BURGESS





A detached bungalow situated in a popular village location being offered for sale with NO ONWARD CHAIN. Accommodation comprising entrance hall, lounge, kitchen, two bedrooms and shower room. Further benefits include driveway, single garage with electric roller door and enclosed garden to the rear.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, ceiling light point, access to loft, wall mounted digital central heating timer, built-in cloak cupboard with overhead storage.

LOUNGE

17' 5" (maximum) x 10' 9" (maximum) (5.31m x 3.28m)
Having window to front elevation, radiator, coved cornice, wall mounted lighting, fireplace with tiled hearth and display surround with space for electric fire and housing for TV to the right hand side.

KITCHEN

9' 9" x 8' 5" (2.97m x 2.57m)
Having roll edge work surfaces with tiled splashbacks, one and half bowl sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for fridge or freezer, space for cooker, window to front elevation, obscure glazed side entrance door, radiator, ceiling light point.

BEDROOM ONE

9' 9" (maximum) x 11' 1" (maximum) (2.97m x 3.38m)
Having window to rear elevation, radiator, ceiling light point.

BEDROOM TWO

10' 10" x 8' 9" (3.30m x 2.67m)
Having double doors leading to the rear garden, radiator, ceiling light point, built-in double wardrobe housing the gas central heating boiler.

SHOWER ROOM

Being fitted with non-slip flooring and three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted mains fed shower within, extended tiled splashbacks, radiator, coved cornice, ceiling light point, obscure glazed window to rear elevation.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking as well as access to the single garage. The front garden is laid to gravel, with low level wall to the front boundary.

SINGLE GARAGE

Having electric roller door.

REAR GARDEN

The garden enjoys an approximate south facing aspect and is predominantly laid to lawn. The garden also houses a paved hardstanding area.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

28082025/29571741/SILL

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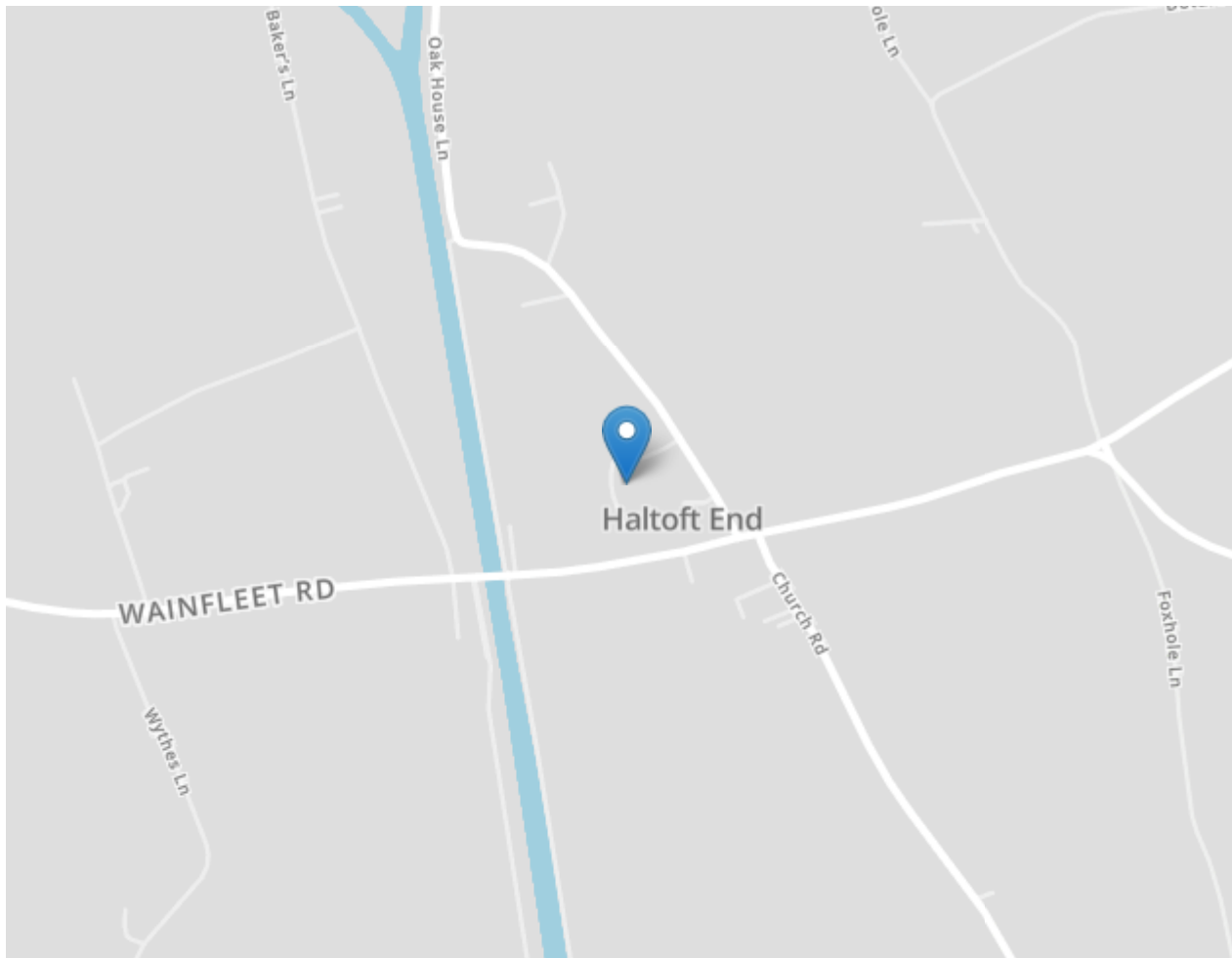
AGENT'S NOTES

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. 70.2 sq. metres (756.0 sq. feet)



Total area: approx. 70.2 sq. metres (756.0 sq. feet)

**SHARMAN
BURGESS** Est 1996

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		