



£280,000

White Bungalow, Fishtoft Road, Fishtoft, Boston, Lincolnshire PE21 0QR

SHARMAN BURGESS

**White Bungalow, Fishtoft Road, Fishtoft,
Boston, Lincolnshire PE21 0QR
£280,000 Freehold**

ACCOMMODATION

ENTRANCE CONSERVATORY (RIGHT HAND SIDE)

12' 10" x 8' 2" (3.91m x 2.49m)

Of brick and uPVC construction with pitched double glazed roof with tinted glass. Having double glazed windows to front, side and rear elevations, double glazed patio doors to front elevation, ceiling fan light, glazed door to: -

ENTRANCE HALL

Having radiator, coved cornice, ceiling fan light, three built-in storage cupboards with overhead storage lockers one of which houses the central heating boiler and slatted shelving.

A spacious three bedroomed detached bungalow offering versatile living accommodation and scope for potential annexe (s.t.p.p), situated in the village of Fishtoft and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, spacious lounge, good sized refitted kitchen, three bedrooms en-suite shower room, family shower room and two conservatories. The property benefits from further rooms which could provide scope and potential for the aforementioned annexe accommodation (s.t.p.p). Further benefits include ample off road parking and front and rear gardens.



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LOUNGE

14' 5" x 19' 4" (4.39m x 5.89m)

Having three radiators, dual aspect double glazed windows, wall light points, coved cornice, brick and tiled fireplace and hearth housing an electric fire.

KITCHEN

12' 4" x 13' 11" (3.76m x 4.24m)

Having a modern fitted kitchen comprising wall units, deep drawer units and base level units with work surfaces over, inset ceramic one and a half bowl sink and drainer with mixer tap, integrated washing machine, space for standard height under counter fridge freezer, space for slimline dishwasher, integrated double oven, integrated four ring gas hob with extractor above, tiled flooring, radiator, coved cornice, ceiling fan light, double glazed window to side elevation, door to: -

SIDE ENTRANCE PORCH (LEFT HAND SIDE)

Of uPVC construction with pitched polycarbonate roof. Having patio doors to front elevation, double glazed windows to front and side elevations, uPVC door to utility room.

BEDROOM ONE

11' 11" x 14' 0" (3.63m x 4.27m)

Having double glazed window to rear elevation, radiator, coved cornice, TV aerial point.

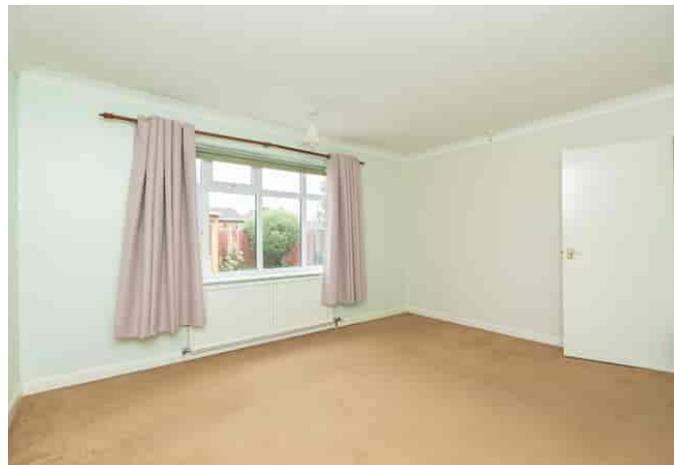
BEDROOM TWO

9' 11" x 13' 5" (3.02m x 4.09m)

Having dual aspect double glazed windows, radiator, coved cornice, door to: -

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with mains fed shower within, low level WC, wash hand basin inset to vanity unit, fully tiled walls, tiled flooring, double glazed window to side elevation, wall mounted heated towel rail, extractor fan, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

10' 5" x 8' 0" (3.17m x 2.44m)

Having dual aspect double glazed windows, radiator, coved cornice.

FAMILY SHOWER ROOM

Having walk-in double shower cubicle with electric wall mounted shower within, low level WC, wash hand basin inset to vanity unit, fully tiled walls, tiled floor, double glazed window to side elevation, heated towel rail, wall mounted electric heater, extractor fan, ceiling light point.

UTILITY ROOM

5' 7" x 8' 9" (1.70m x 2.67m)

Having ceiling strip light, door to: -

OFFICE

12' 0" x 8' 7" (3.66m x 2.62m)

Having double glazed window to side elevation, door to: -

STORE ROOM

6' 6" x 8' 10" (1.98m x 2.69m)

Having two double glazed windows to side elevation, part glazed uPVC door to: -

REAR ENTRANCE CONSERVATORY

Of uPVC construction with polycarbonate roof. Having double glazed windows to side and rear elevations, uPVC part glazed rear entrance door leading to the garden.

EXTERIOR

The property is approached over a large gravelled driveway which provides ample off road parking and turning space. The front garden is laid to lawn, with mature shrub and bush borders. An archway leads through to a paved patio area which in turn leads to the left hand side conservatory and provides access to the left hand side of the property and into the rear garden.

REAR GARDEN

The rear garden comprises a paved patio seating area, shaped lawn with pond and shrub and bush borders. The garden also houses a decked area with summerhouse and a timber garden shed.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

29072025/29308703/RIN



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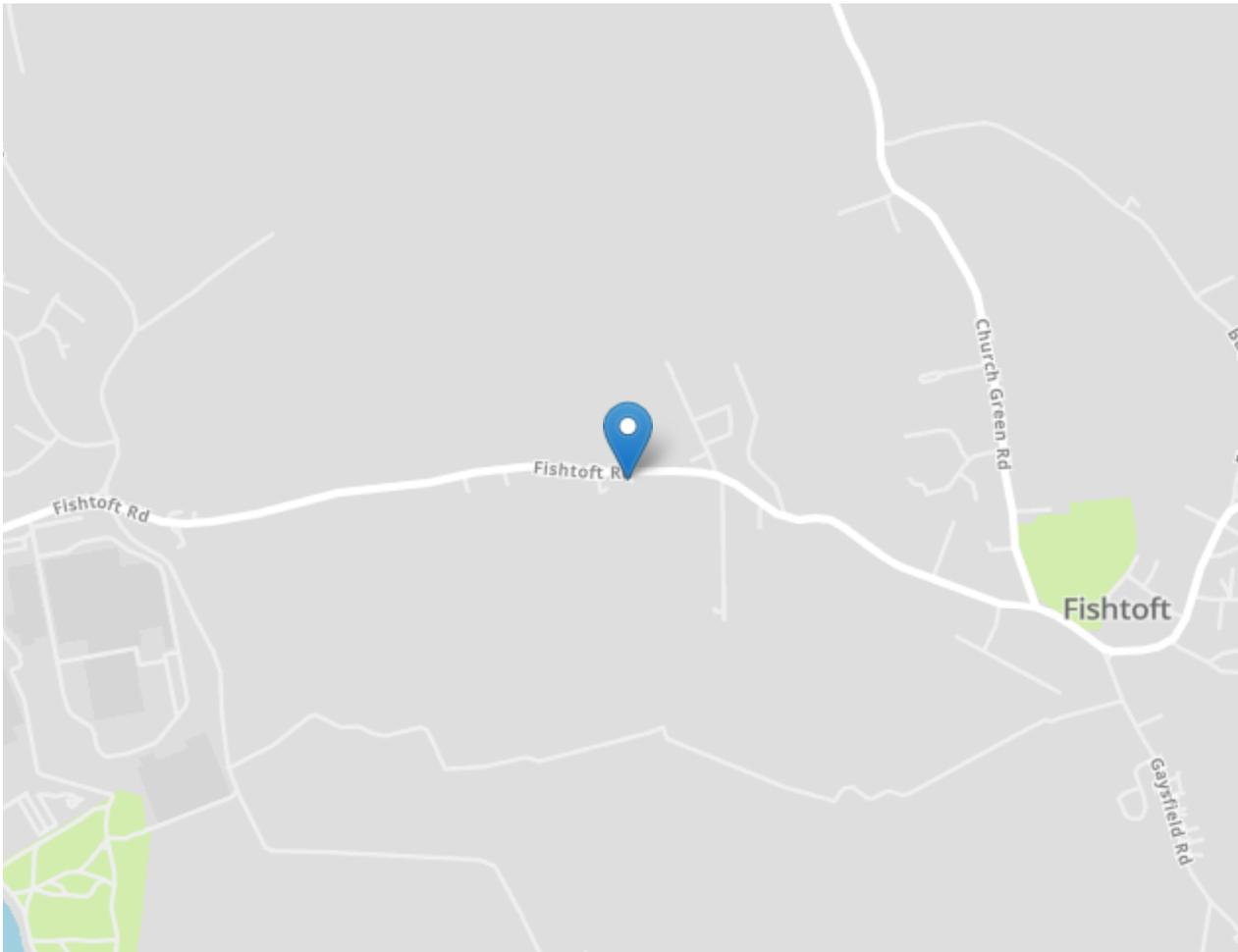
AGENT'S NOTES

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.

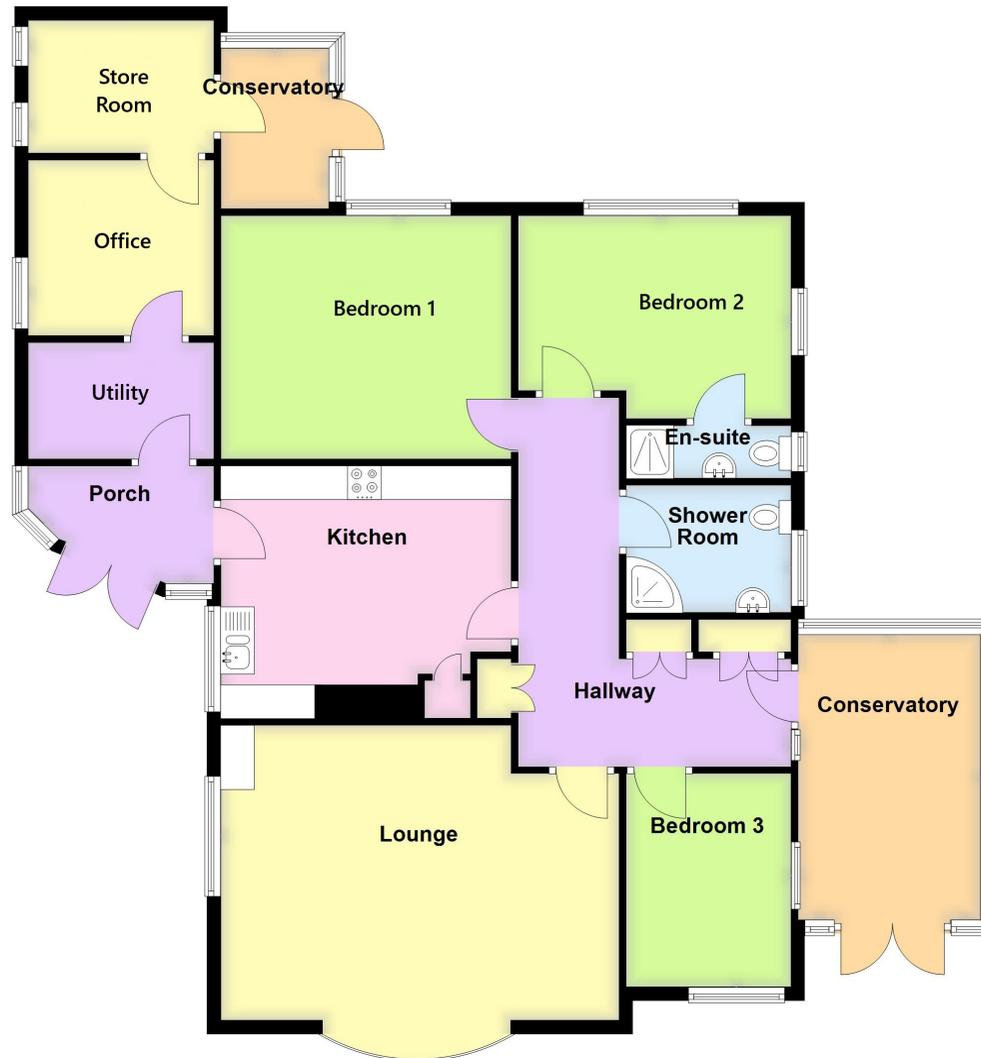
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 138.8 sq. metres (1494.5 sq. feet)



Total area: approx. 138.8 sq. metres (1494.5 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		
(55-68)	D	60	73
(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	