



£225,000

Fairview, Wash Road, Fosdyke, Boston, Lincolnshire PE20 2DD

SHARMAN BURGESS

**Fairview, Wash Road, Fosdyke, Boston,
Lincolnshire PE20 2DD
£225,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, radiator, coved cornice, ceiling light point, access to loft space, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within and overhead storage locker.

LOUNGE

13' 4" x 12' 4" (4.06m x 3.76m)

Having window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, feature fitted log burner with tiled surround and hearth.

An impressive detached bungalow situated in a semi rural location, benefitting from a much larger than average driveway providing parking for numerous vehicles and an enclosed garden to the rear. The property is well presented throughout, with accommodation comprising an entrance hall, lounge with log burner, modern fitted kitchen diner, utility room, modern fitted shower room and two double bedrooms. Further benefits include oil central heating, uPVC double glazing and a single garage.



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KITCHEN DINER

11' 8" x 11' 5" (maximum into recess) (3.56m x 3.48m)

Having a modern fully fitted kitchen comprising counter tops with tiled splashbacks, ceramic one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, Beko electric Range cooker with 6 ring electric hob and recirculating cooker hood with lighting above, plumbing for dishwasher, window to rear elevation, coved cornice, ceiling mounted strip light, space for American style fridge freezer.

UTILITY ROOM

9' 1" x 5' 6" (2.77m x 1.68m)

Having counter top with tiled splashbacks, base level storage units, plumbing for automatic washing machine, window to rear elevation, coved cornice, ceiling light point, obscure glazed side entrance door, two built-in larder style storage cupboards.

BEDROOM ONE

12' 4" x 11' 4" (3.76m x 3.45m)

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

BEDROOM TWO

11' 4" x 9' 9" (3.45m x 2.97m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.



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SHOWER ROOM

A modern fitted shower room comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit, shower cubicle with wall mounted mains fed shower with hand held shower attachment within and fitted shower screen, fully tiled walls, obscure glazed window to rear elevation, coved cornice, ceiling light point, radiator.

EXTERIOR

To the front, a large gravelled driveway provides off road parking and turning space for numerous vehicles and is ideal for parking a caravan or motorhome. The driveway is served by outside lighting, power point and tap. There is also a caravan/motorhome electrical hook up point. The driveway also provides access to the garage. Side gated access leads to the rear garden.

SINGLE GARAGE

15' 5" x 8' 8" (4.70m x 2.64m)

Having up and over door, served by power and lighting, housing the controls and inverter for the 17 solar panels situated on the roof to the rear of the bungalow.

REAR GARDEN

Being initially laid to paved patio seating area leading to the remainder which is predominantly laid to lawn. Within the garden is a low level fence separating an area used for the cultivation of vegetables which is predominantly laid bark and houses an approximate 8ft x 10ft greenhouse. The garden houses 4 wood stores and three additional timber outbuildings, one of which is a heavy duty garden shed with power connected, one is a general purpose garden shed with power connected and one is a timber style outbuilding which is also served by power and has previously been used as an office. The garden is fully enclosed by fencing and is served by outside power and lighting. To the side of the property is the external Grant oil central heating boiler and oil tank.

SERVICES

Mains water and electricity are connected. The property is served by oil central heating. Drainage is to a private system. There are 17 solar panels included within the sale, leading to reduced priced electricity bills.

REFERENCE

11022026/29894922/LAM



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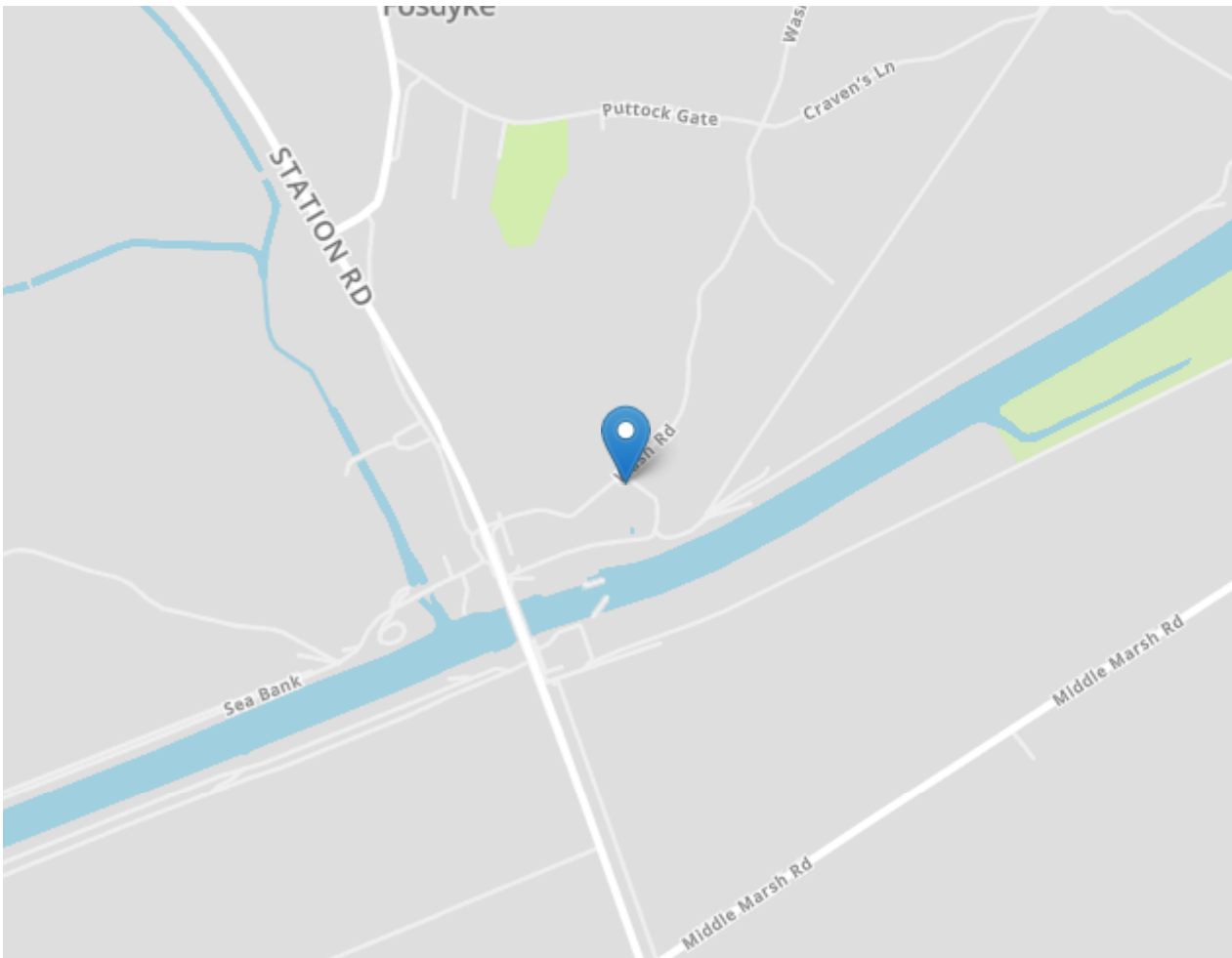
AGENT'S NOTES

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.

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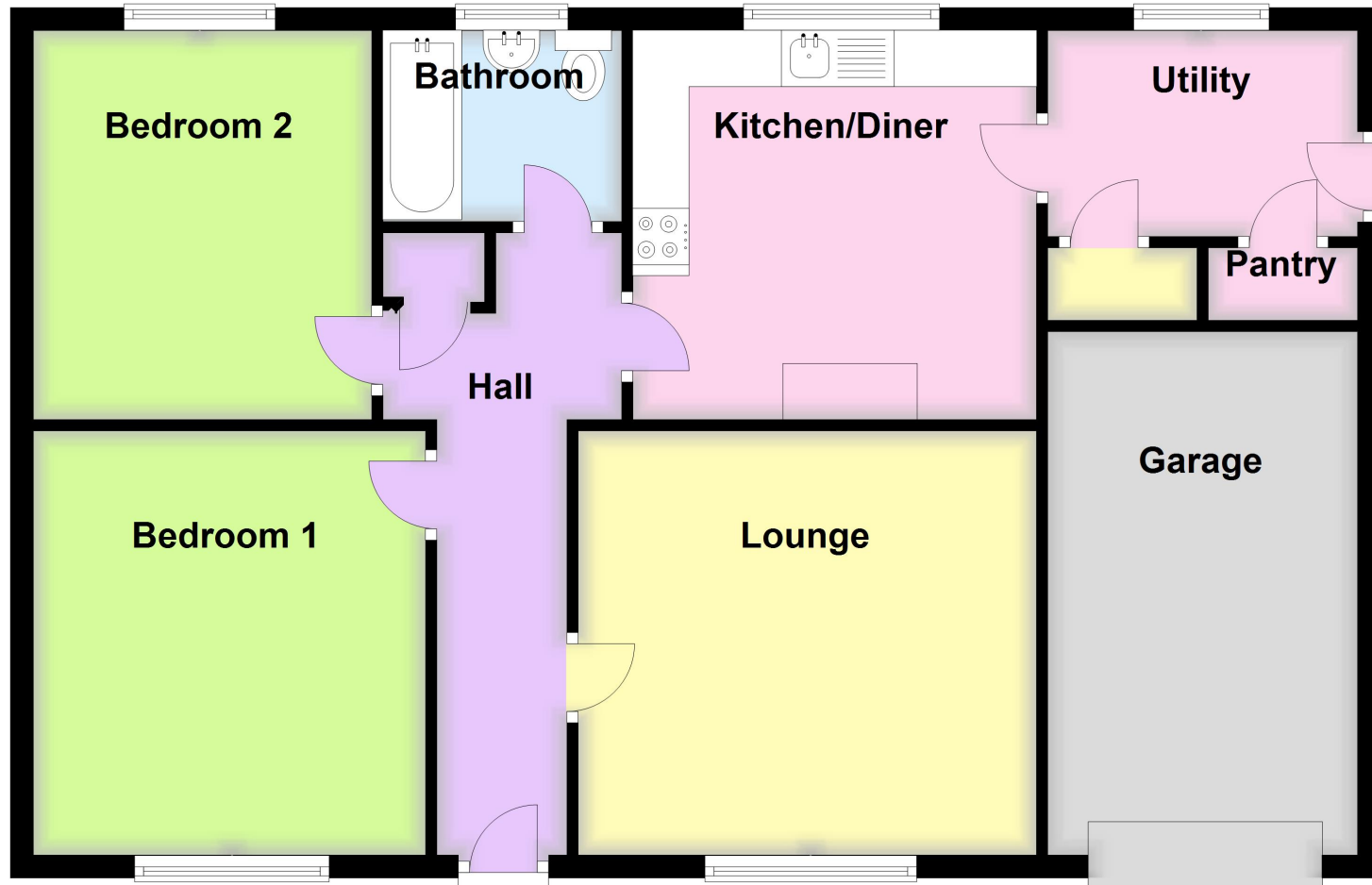
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 85.8 sq. metres (923.9 sq. feet)



Total area: approx. 85.8 sq. metres (923.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		58
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	