



**£215,000**

29 Monteith Crescent, Boston, Lincolnshire PE21 9AY

**SHARMAN BURGESS**



**29 Monteith Crescent, Boston, Lincolnshire**  
**PE21 9AY**  
**£215,000 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, wall mounted lighting, wall mounted door chimes, access to loft space.

##### LOUNGE

17' 0" x 11' 11" (5.18m x 3.63m)

Having dual aspect windows to front and side elevations, radiator, two ceiling light points, additional wall light points, fireplace with tiled surround and hearth and space for electric fire.

A good sized detached bungalow situated in a popular residential location close to local amenities as well as Boston Town Centre, being offered for sale with NO ONWARD CHAIN and benefitting from a driveway, garage and garden to the rear. Accommodation comprises an entrance hall, lounge, kitchen diner, three good sized bedrooms and a bathroom. Further benefits include gas central heating and uPVC double glazing.



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### KITCHEN DINER

10' 11" (maximum) x 10' 1" (maximum) (3.33m x 3.07m)

Having roll edge work surfaces, stainless steel 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, plumbing for automatic washing machine, space for electric cooker, illuminated fume extractor above, wall mounted Worcester combination gas central heating boiler, radiator, ceiling mounted strip light, built-in store cupboard housing the electric fuse box, built-in linen cupboard, obscure glazed side entrance door, window to side elevation.

### BEDROOM ONE

13' 2" x 9' 11" (4.01m x 3.02m)

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

### BEDROOM TWO

12' 11" (maximum into built-in wardrobes) x 9' 11" (3.94m x 3.02m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobes to one wall with sliding doors and overhead storage lockers.

### BEDROOM THREE

9' 11" x 8' 4" (3.02m x 2.54m)

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

### BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath with wall mounted electric shower above, obscure glazed window to side elevation, ceiling light point, radiator.



**SHARMAN  
BURGESS** Est 1996



### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which extends to the right hand side of the bungalow and provides vehicular access to the garage. Immediately to the front of the bungalow is a further gravelled hardstanding area with wrought iron railings to the front boundary.

### GARAGE

Of concrete sectional construction, with up and over door.

### REAR GARDEN

Being predominantly laid to lawn with plant and shrub borders and enclosed to the majority by fencing. The garden also houses an adjoining store to the rear of the bungalow.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

22012026/29909500/CAT





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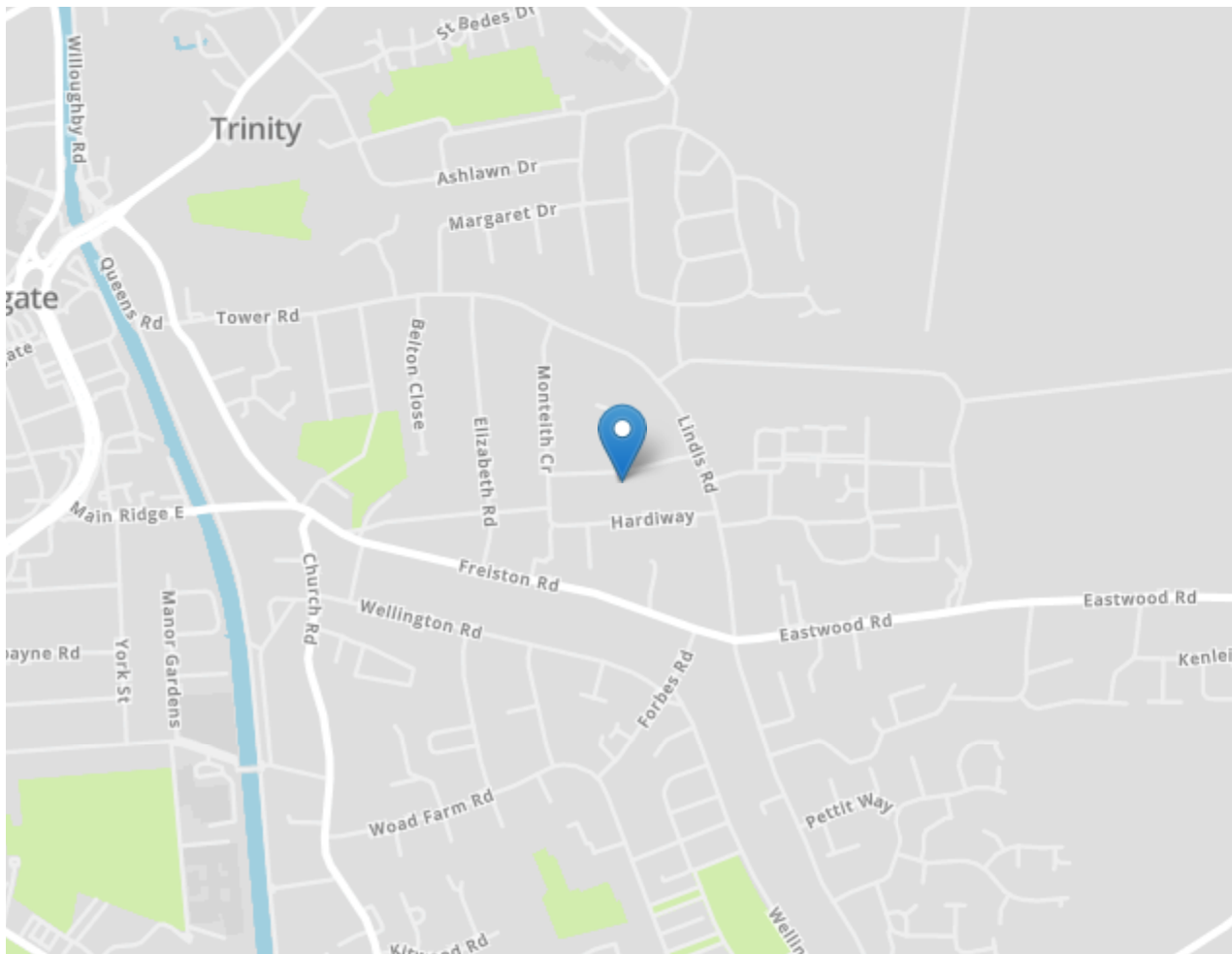
## AGENT'S NOTES

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.

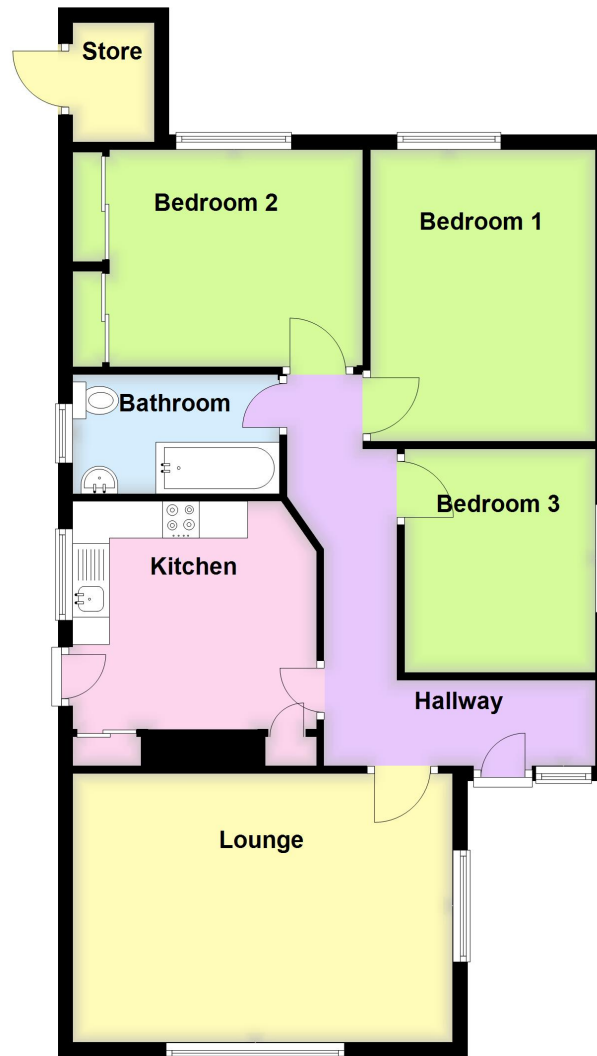


**SHARMAN BURGESS**



# Ground Floor

Approx. 80.9 sq. metres (870.6 sq. feet)



Total area: approx. 80.9 sq. metres (870.6 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC