



**£259,950**

The Bungalow, Brookfield, Clampgate Road, Fishtoft, Boston, Lincolnshire PE21 0SE

**SHARMAN BURGESS**

**The Bungalow, Brookfield, Clampgate Road,  
Fishtoft, Boston, Lincolnshire PE21 0SE  
£259,950 Freehold**

**ACCOMMODATION**

With partially obscure glazed front entrance door with coloured glass leading into the entrance hall.

**ENTRANCE HALL**

With radiator, coved cornice and two ceiling light points.

Sitting in approximately 0.75 Acres (s.t.s) and being sold with NO ONWARD CHAIN, this detached bungalow has accommodation comprising an entrance hall, kitchen diner, lounge, shower room, 2/3 bedrooms and is in need of some modernisation and improvement, yet offers huge scope and potential for extension and alteration, subject to gaining relevant planning permissions and consents.



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### **KITCHEN DINER**

12' 4" x 11' 9" (3.76m x 3.58m) (both maximum measurements)  
 With roll edge work surfaces and tiled splashbacks, inset stainless steel sink and drainer unit with mixer tap, base level storage units, drawer units and matching eye level wall units, space for electric cooker and an extractor fan, window to rear aspect, radiator, coved cornice, ceiling mounted strip light, wall mounted electric consumer unit, door to walk-in pantry. Doors to lounge/sitting room, shower room and side entrance lobby.

### **WALK-IN PANTRY**

With wall mounted shelving, ceiling light point and a window.

### **SHOWER ROOM**

With a three piece suite comprising a WC, pedestal wash hand basin, double shower cubicle with wall mounted Bristan electric shower and fitted shower screen, radiator, walls tiled to approximately half height, coved cornice, ceiling light point, obscure glazed window and an airing cupboard housing the hot water cylinder.

### **LOUNGE / SITTING ROOM**

13' 9" x 11' 10" (4.19m x 3.61m) (both maximum measurements)  
 With window to side aspect, coved cornice, ceiling light point, TV aerial point, telephone point and an open fireplace with tiled hearth and matching surround and mantle.

### **SIDE ENTRANCE LOBBY**

With polycarbonate roof, radiator, two doors leading to the exterior and plumbing for automatic washing machine. Door to storage area.



**SHARMAN  
BURGESS** Est 1996

### STORE

With obscure glazed window and lighting within. In the Agents opinion, this could potentially make an ideal utility room.

### COLD STORE

### BEDROOM ONE

13' 2" x 12' 0" (4.01m x 3.66m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point and ornamental fireplace.

### BEDROOM TWO

11' 8" x 10' 9" (3.56m x 3.28m) (both maximum measurements)

With window to side aspect, radiator, coved cornice and ceiling light point.

### ADDITIONAL LIVING ROOM / BEDROOM THREE

12' 7" x 11' 10" (3.84m x 3.61m) (both maximum measurements)

With bay window to front aspect, radiator, coved cornice, ceiling light point, fireplace with tiled hearth, inset and display surround. Although the room is currently being used as an additional reception room the Agent has been made aware that it has previously been used as a bedroom.

### EXTERIOR

Situated on a plot size of approximately 0.75 Acres (subject to survey), the gardens are located to the front, side and rear of the bungalow and are predominantly laid to large sections of lawn, with a mixture of fencing and hedging to most of the boundaries. Within the garden is the oil tank and the external central heating boiler. The property is served with external lighting and a dropped kerb gives vehicular access to the side.

### SERVICES

With mains electric and water connected. Septic tank and oil fired central heating.

### REFERENCE

170222/LEE



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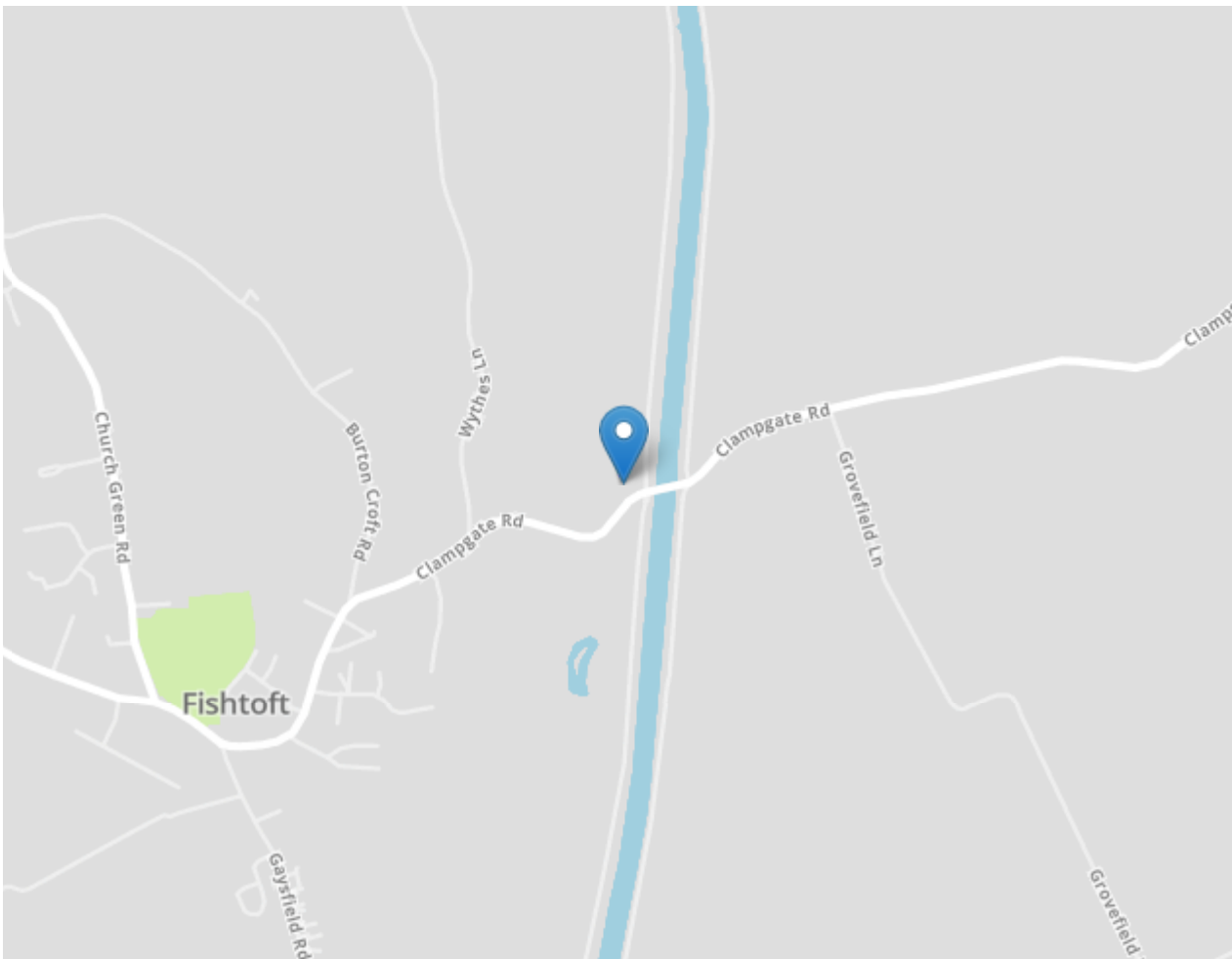
## AGENT'S NOTES

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.

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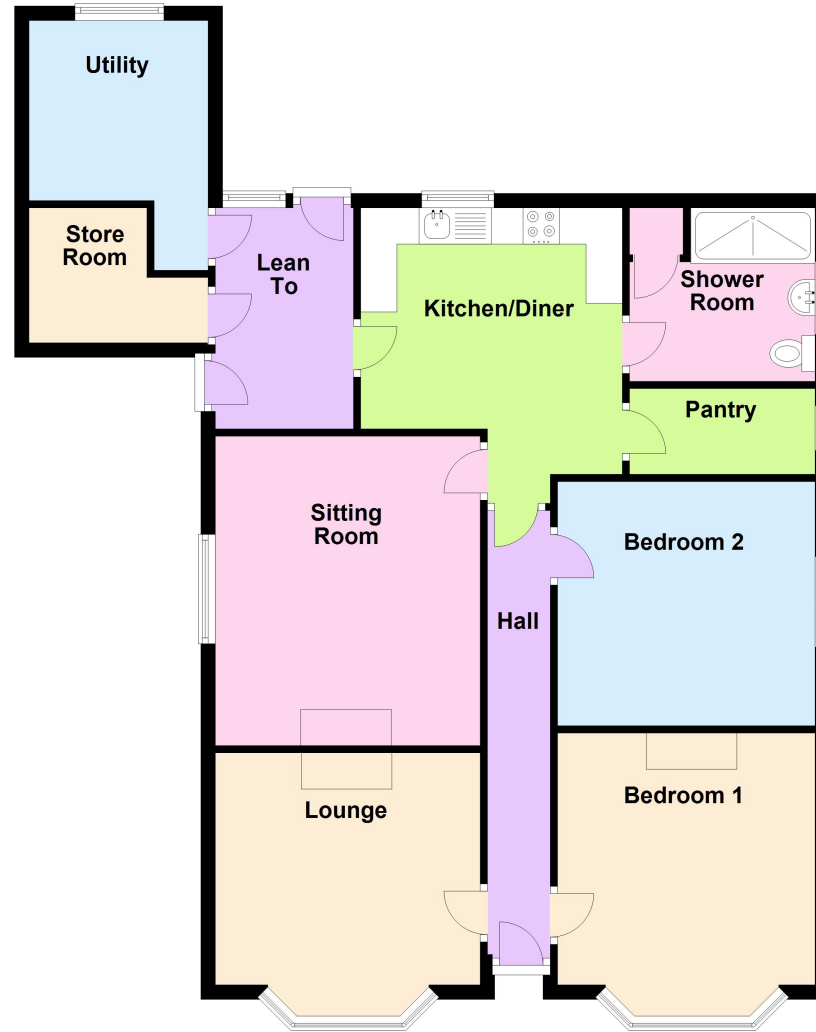
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

### Ground Floor

Approx. 100.1 sq. metres (1077.6 sq. feet)



Total area: approx. 100.1 sq. metres (1077.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		11
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	