

SHARMAN  
BURGESS Est. 1966  
**FOR SALE**  
01205 361161



**£145,000**

28 Horbling Lane, Stickney, Boston, Lincolnshire PE22 8DQ

**SHARMAN BURGESS**



# SHARMAN BURGESS

Est 1996

A semi-detached bungalow situated in a village location being offered for sale with NO ONWARD CHAIN. The property benefits from ample off road parking on a large driveway which gives access to a single garage. Accommodation comprises an entrance hall, breakfast kitchen, lounge, two bedrooms and a bathroom. The property requires modernisation and refurbishment and has scope for alteration and extension (s.t.p.p).

## ACCOMMODATION

### ENTRANCE HALL

Having a partially obscure glazed side entrance door, electric night storage radiator, ceiling light point.

### BREAKFAST KITCHEN

10' 7" x 8' 0" (3.23m x 2.44m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for electric cooker, space for fridge or freezer, coved cornice, two ceiling mounted strip lights, dual aspect windows, electric night storage radiator.

### LOUNGE

12' 5" (maximum including chimney breast) x 11' 4" (3.78m x 3.45m)

Having window to rear aspect, electric night storage radiator, coved cornice, ceiling light point, Parkray fireplace with tiled surround and hearth.

### BEDROOM ONE

11' 4" x 10' 4" (3.45m x 3.15m)

Having window to rear aspect, electric night storage radiator, ceiling light point.

### BEDROOM TWO

11' 5" (maximum) x 7' 8" (maximum) (3.48m x 2.34m)

Having window to front aspect, electric night storage radiator, ceiling light point, wall mounted electric fuse box, access to roof space, airing cupboard housing the hot water cylinder, immersion heater and slatted linen shelving within.

### BATHROOM

Being fitted with a three piece comprising WC, panelled bath with wall mounted electric shower above, pedestal wash hand basin. Walls tiled to approximately half height, obscure glazed window to front aspect, ceiling light point, electric heated towel.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a large driveway which provides ample off road parking and hardstanding as well as vehicular access to the garage. There is a good sized lawned front garden and privet hedging to the front boundary.

### GARAGE

Of concrete sectional construction, with up and over door.

The rear garden enjoys an approximate southerly facing aspect and are primarily laid to areas of lawn. There is paved hardstanding with concrete sectional garden store and lean-to garden shed. The property benefits open farmland to the rear.

### SERVICES

Mains drainage, water and electricity are connected to the property.

### REFERENCE

15022024/26753093/HAN

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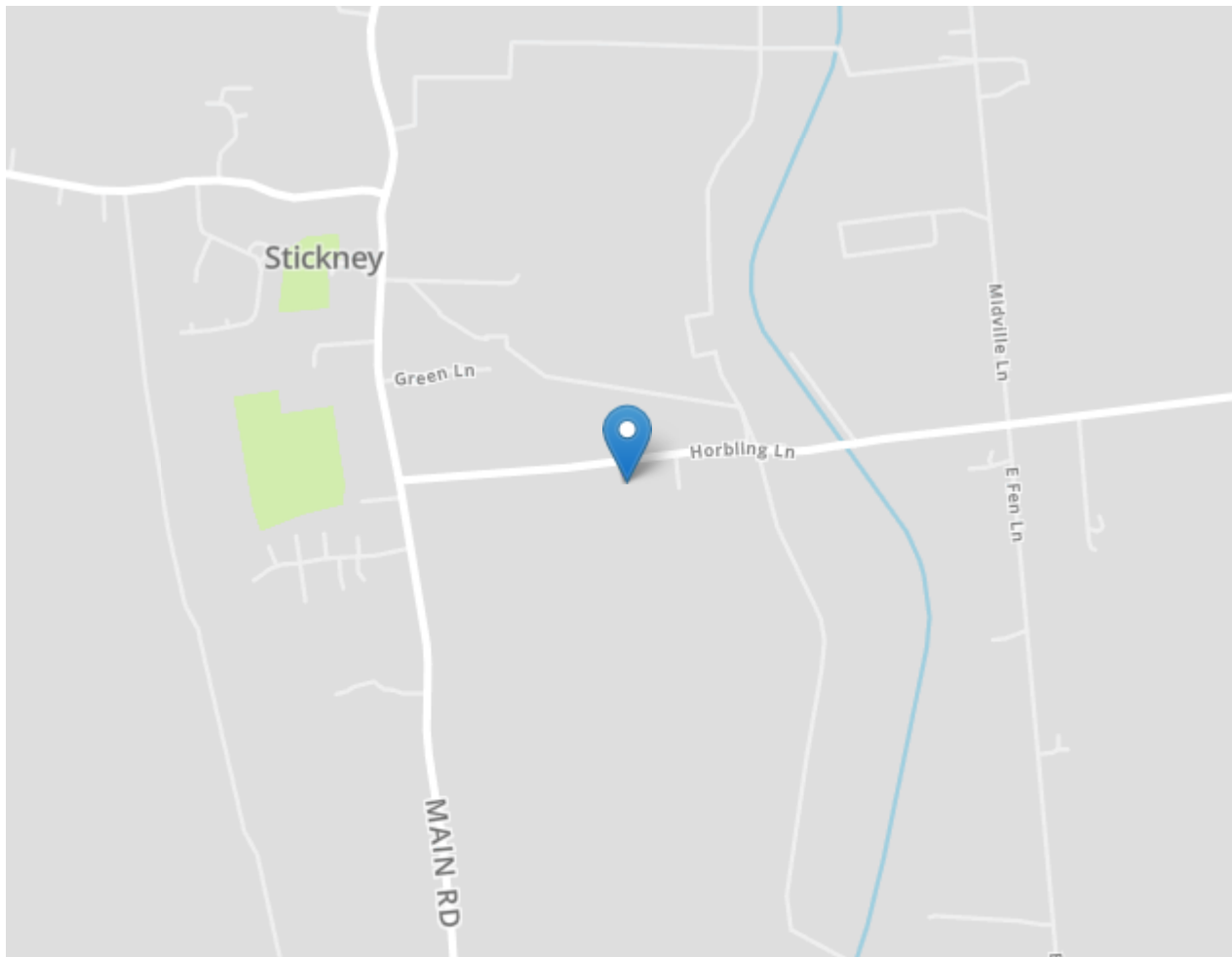
## AGENT'S NOTES

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.

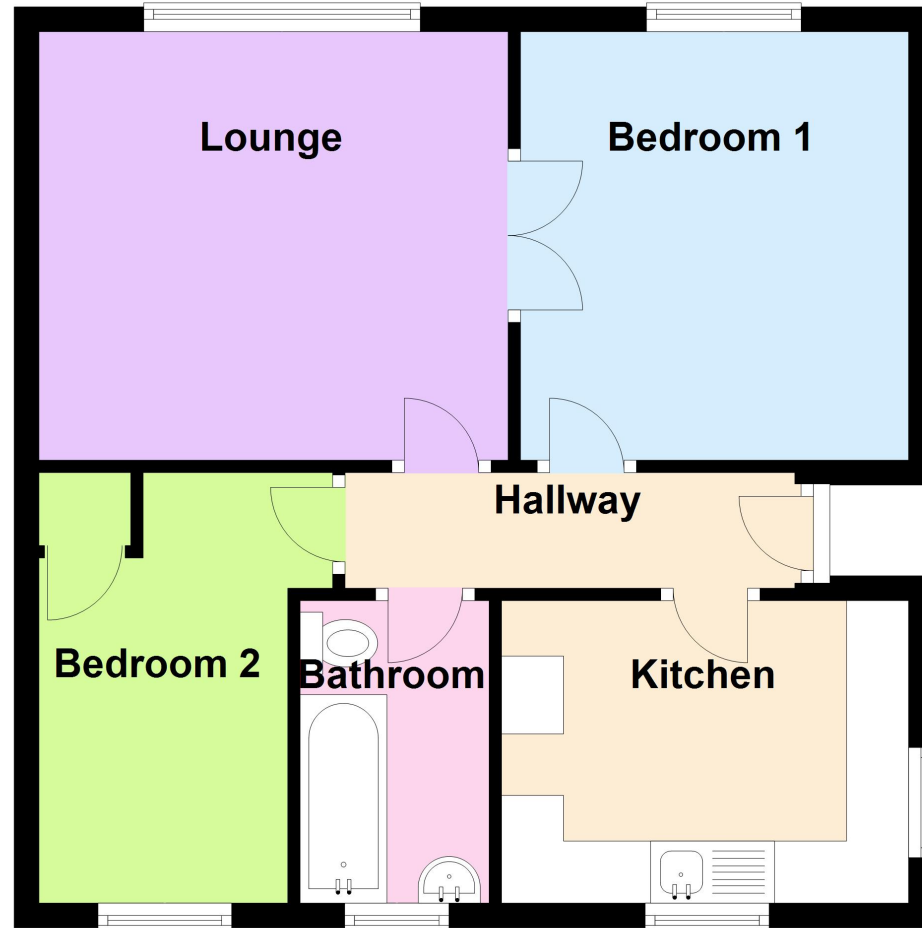
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

# Ground Floor

Approx. 48.0 sq. metres (517.2 sq. feet)



Total area: approx. 48.0 sq. metres (517.2 sq. feet)



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www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(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