



£259,950

58 Hesse Avenue, Boston, Lincolnshire PE21 8DD

SHARMAN BURGESS

**58 Hessle Avenue, Boston, Lincolnshire
PE21 8DD
£259,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

4' 3" x 5' 5" (1.30m x 1.65m)

With partially obscure glazed side entrance door, Parquet style flooring, radiator, coved cornice, ceiling light point, further obscure glazed door through to: -

RECEPTION HALL

With coved cornice, two ceiling light points, access to roof space, built-in boiler cupboard housing the gas central heating boiler, built-in cloak cupboard with hanging rails within and overhead storage locker, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

A highly impressive large detached bungalow, situated in a popular and sought after residential location, offering flexible living accommodation. Originally built as a three double bed roomed bungalow, the accommodation currently comprises an entrance porch, reception hall, lounge, kitchen with dining room (formerly bedroom three), two double bedrooms, four piece family bathroom and a separate two piece cloakroom. Further benefits include a good sized driveway with ample parking, single garage with fibreglass roof, well tended rear garden, uPVC double glazing and gas central heating.



SHARMAN BURGESS



KITCHEN

15' 7" (maximum) x 8' 9" (maximum) (4.75m x 2.67m)
 Having roll edge work surfaces with tiled splashbacks, one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units, wall units with glazed display cabinets, matching eye level wall units, integrated fridge, integrated oven and grill, four ring gas hob with fume extractor above, plumbing for automatic washing machine, coved cornice, ceiling light point, two radiators, window to rear aspect, door to rear garden, archway through to: -

DINING ROOM (FORMERLY BEDROOM THREE)

12' 0" x 9' 3" (3.66m x 2.82m)
 Also with access from the Reception Hall. With two windows to rear aspect, door leading out to the garden, radiator, coved cornice, ceiling light point. Purchasers could converted this back to a third bedroom, subject to their own living requirements.

LOUNGE

19' 0" (maximum) x 13' 3" (maximum) (5.79m x 4.04m)
 With dual aspect windows, two radiators, coved cornice, ceiling light point, wall light points, TV aerial point, fireplace with fitted hearth and display surround and space for an electric fire.

BEDROOM ONE

12' 0" (measurement taken to built-in wardrobes) x 11' 3" (3.66m x 3.43m)
 With window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with hanging rails and shelving within and overhead storage.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

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

With window to rear aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe with overhead storage locker.

CLOAKROOM

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin with mixer tap, tiled splashbacks, obscure glazed window to side aspect, coved cornice, wall mounted lighting, radiator.

FAMILY BATHROOM

10' 0" (maximum) x 7' 4" (maximum) (3.05m x 2.24m)

Being fitted with a four piece suite comprising pedestal wash hand basin with mixer tap, WC, panelled bath, shower cubicle with Aqualisa shower within and fitted shower screen, walls tiled to approximately half height, obscure glazed window to side aspect, radiator, electric shaver point, coved cornice, ceiling light point.

EXTERIOR

To the front, the property benefits from a dropped kerb leading to a driveway which provides off road parking as well as vehicular access to the garage. The driveway is served by outside lighting. The property also benefits from a lawned front garden.

GARAGE

19' 6" x 8' 9" (5.94m x 2.67m)

With up and over door, served by power lighting, electric fuse box, window to rear aspect, personnel door leading to the rear garden.

REAR GARDEN

Enjoying an approximate westerly facing aspect, the garden comprises a paved patio seating area which leads to a section of lawn with flower and shrub borders. The garden is fully enclosed by fencing and served by outside lighting.

SERVICES

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

REFERENCE

04072024/25107511/PEP



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

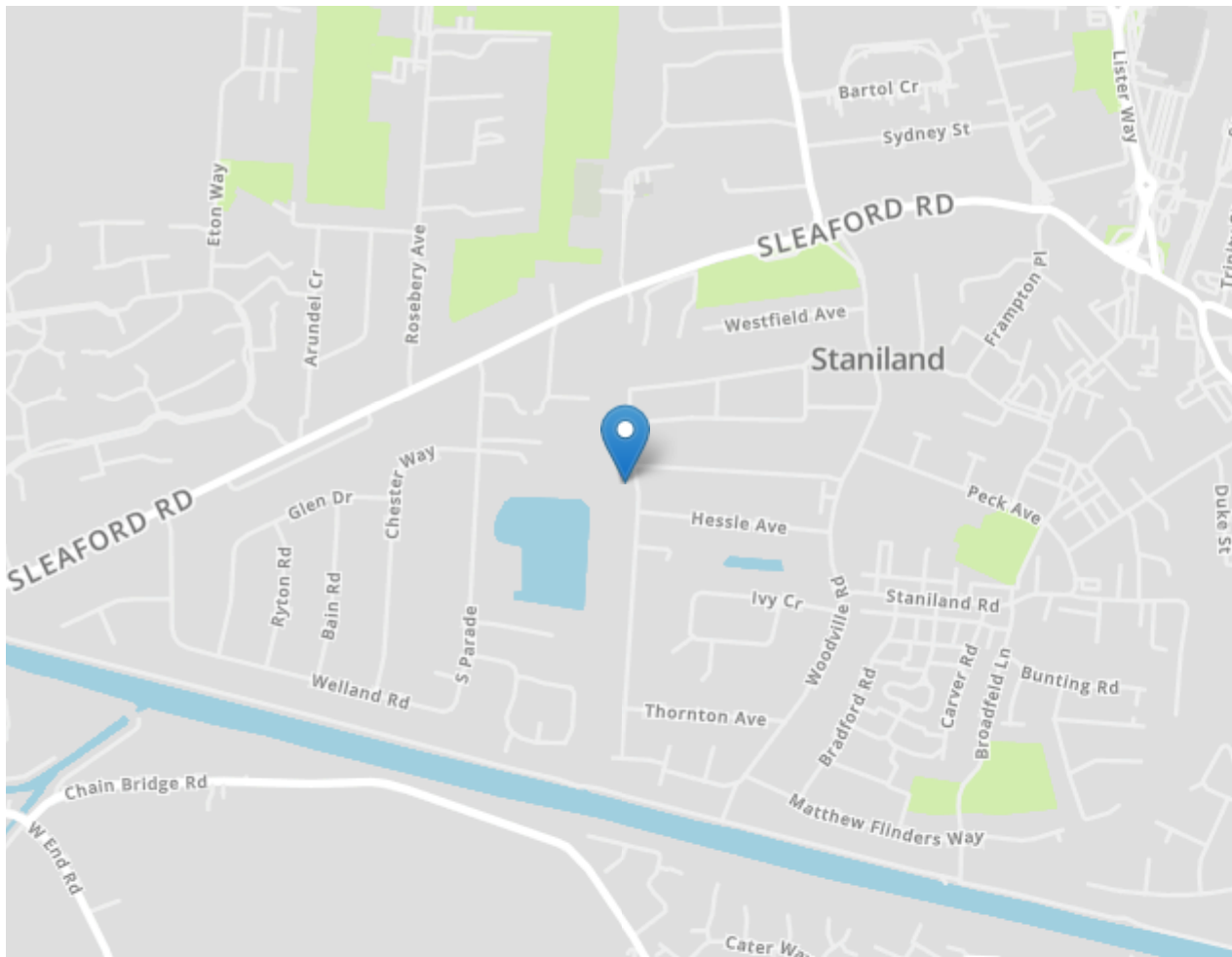
AGENT'S NOTES

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



Total area: approx. 119.5 sq. metres (1286.0 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(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	