



£265,000

Milcot, Station Road, Eastville, Boston, Lincolnshire PE22 8LS

SHARMAN BURGESS

**Milcot, Station Road, Eastville, Boston,
Lincolnshire PE22 8LS
£265,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With uPVC entrance door, radiator, coved cornice.

SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with electric shower within, low level WC, pedestal wash hand basin, fully tiled walls, tiled flooring, radiator, coved cornice, double glazed window, airing cupboard with slatted linen shelving within.

A spacious three bedroomed detached bungalow situated in a quiet position within the village of Eastville, set back well from the main road, with beautifully maintained side and rear gardens. Accommodation comprises an entrance hall, lounge, kitchen diner, conservatory, utility room, three bedrooms and shower room. Further benefits include majority triple glazed windows, extensive off road parking with garage and adjoining workshop.



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KITCHEN

14' 3" x 15' 1" (4.34m x 4.60m)

Being fitted with a range of wall and base level storage units, areas of work surface, inset composite one and a half bowl sink and drainer with mixer tap, partly tiled walls, space for cooker with extractor hood above, coved cornice, triple glazed window to rear aspect, radiator, sliding patio doors to: -

CONSERVATORY

19' 3" x 13' 1" (maximum) (5.87m x 3.99m)

Of brick and uPVC construction with polycarbonate roof. Having double glazed windows and sliding patio doors to side aspect, double glazed window to rear aspect, wood laminate flooring, radiator, door to: -

UTILITY ROOM

7' 3" x 15' 9" (2.21m x 4.80m)

Being fitted with a range of wall and base level units, areas of work surface, space and plumbing for automatic washing machine, space for twin height fridge freezer, oil fired central heating boiler, space and plumbing for dishwasher, rear entrance door, door to integral garage.

LOUNGE

14' 0" x 12' 11" (4.27m x 3.94m)

Having two triple glazed windows, radiator, coved cornice, TV aerial point, two radiators.

BEDROOM ONE

12' 11" x 11' 11" (3.94m x 3.63m) 12' 11" x 11' 11" (3.94m x 3.63m)

Having triple glazed window, radiator, coved cornice.



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BURGESS** Est 1996

BEDROOM TWO

12' 0" (maximum) x 10' 5" (3.66m x 3.17m)

Having triple glazed window, radiator, coved cornice, TV aerial point.

BEDROOM THREE

10' 5" x 10' 10" (3.17m x 3.30m)

Having triple glazed window, radiator, coved cornice, TV aerial point.

EXTERIOR

To the front, the property is approached over a shared driveway leading to the property's private gravelled driveway which provides ample off road parking and turning space as well as vehicular access to the integral garage. The driveway is served by external lighting. Side gated access leads to the side garden.

INTEGRAL GARAGE

16' 4" x 10' 9" (4.98m x 3.28m)

Having up and over door, served by power and lighting.

ADJOINING WORKSHOP

16' 2" x 8' 1" (4.93m x 2.46m)

With up and over door, served by power and lighting.

SIDE GARDEN

Comprising gravelled pathways with shrub and bush borders, paved patio seating area, timber archway through to: -

REAR GARDEN

Being well maintained and initially laid to paved patio seating area with further gravelled areas, ornamental centrepiece shrub borders, variety of fruit trees, shaped lawn and raised planters. The garden is enclosed by timber fencing, served by external power and houses a greenhouse.

SERVICES

Mains electricity, water and drainage are connected to the property. The property is served by oil fired central heating.

REFERENCE

05082024/27919887/ROX



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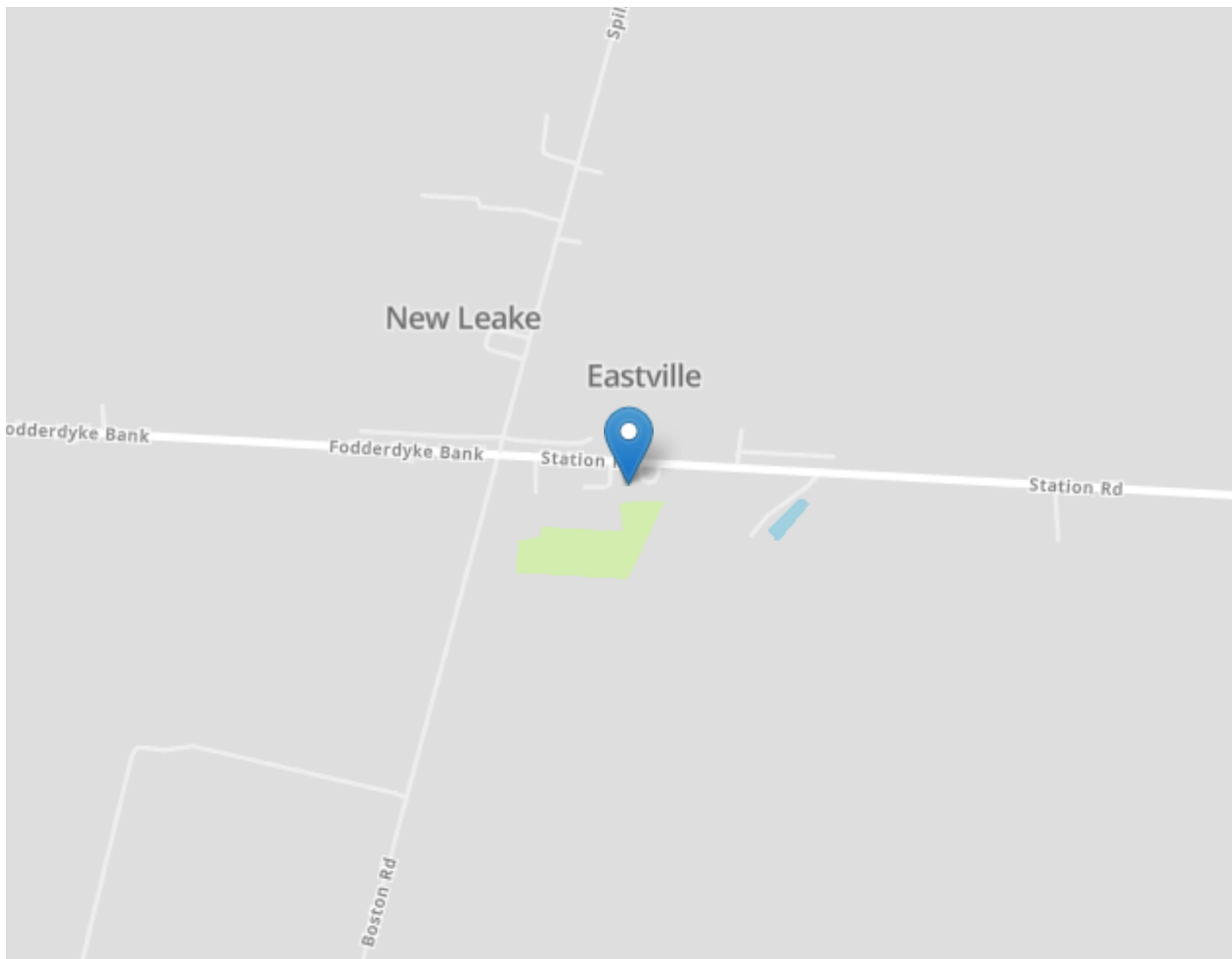
AGENT'S NOTES

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.



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Ground Floor
Approx. 152.7 sq. metres (1643.9 sq. feet)



Total area: approx. 152.7 sq. metres (1643.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC