



**£179,950**

20 Greenwood Drive, Boston, Lincolnshire PE21 9EW

**SHARMAN BURGESS**

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PE21 9EW  
£179,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed side entrance door, radiator, ceiling light point, built-in airing cupboard housing the hot water cylinder.

**KITCHEN**

8' 11" x 8' 8" (2.72m x 2.64m)

Having counter tops with matching upstands, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer unit and matching eye level wall units, space for gas cooker, space for standard height fridge or freezer, plumbing for automatic washing machine, space and plumbing for slimline dishwasher, concealed gas central heating boiler, radiator, coved cornice, ceiling mounted strip light, window to front elevation.

A detached bungalow situated in a highly sought after residential location within close proximity to Boston Town Centre, being offered for sale with NO ONWARD CHAIN. The well presented accommodation comprises an entrance hall, kitchen, lounge, two bedrooms and fitted shower room. Further benefits include a driveway, single garage, uPVC double glazing, gas central heating and relatively low maintenance rear garden.



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#### LOUNGE

15' 7" x 10' 10" (4.75m x 3.30m)

Having window to front elevation, two radiators, coved cornice, ceiling light point, additional wall light points, TV aerial point.

#### BEDROOM ONE

14' 4" (maximum) x 10' 10" (maximum into entrance area)  
(4.37m x 3.30m)

Having window to rear elevation, radiator, ceiling light point, built-in double wardrobe.

#### BEDROOM TWO

8' 8" x 8' 8" (2.64m x 2.64m)

Having sliding patio doors leading to the rear garden, radiator, ceiling light point, built-in double wardrobe.

#### SHOWER ROOM

Being fitted with a modern three piece suite comprising shower cubicle with wall mounted electric shower within and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, tiled floor, fully tiled walls, obscure glazed window to side elevation, ceiling light point, extractor fan.

#### EXTERIOR

The property is approached over a dropped kerb leading to a driveway which extends to the left hand side of the bungalow and is served by outside lighting. The driveway provides off road parking as well as access to the garage. The front garden is laid to lawn.

#### GARAGE

Having a fibreglass roof, up and over door, served by power and lighting.



**SHARMAN  
BURGESS**

Est 1996

#### REAR GARDEN

Being laid to low maintenance paving to the majority, with a smaller lawned area and flower and shrub borders. The garden is enclosed to the majority by fencing.

#### SERVICES

Mains gas, electricity, water and drainage are connected.

#### REFERENCE

28012026/29923042/THA



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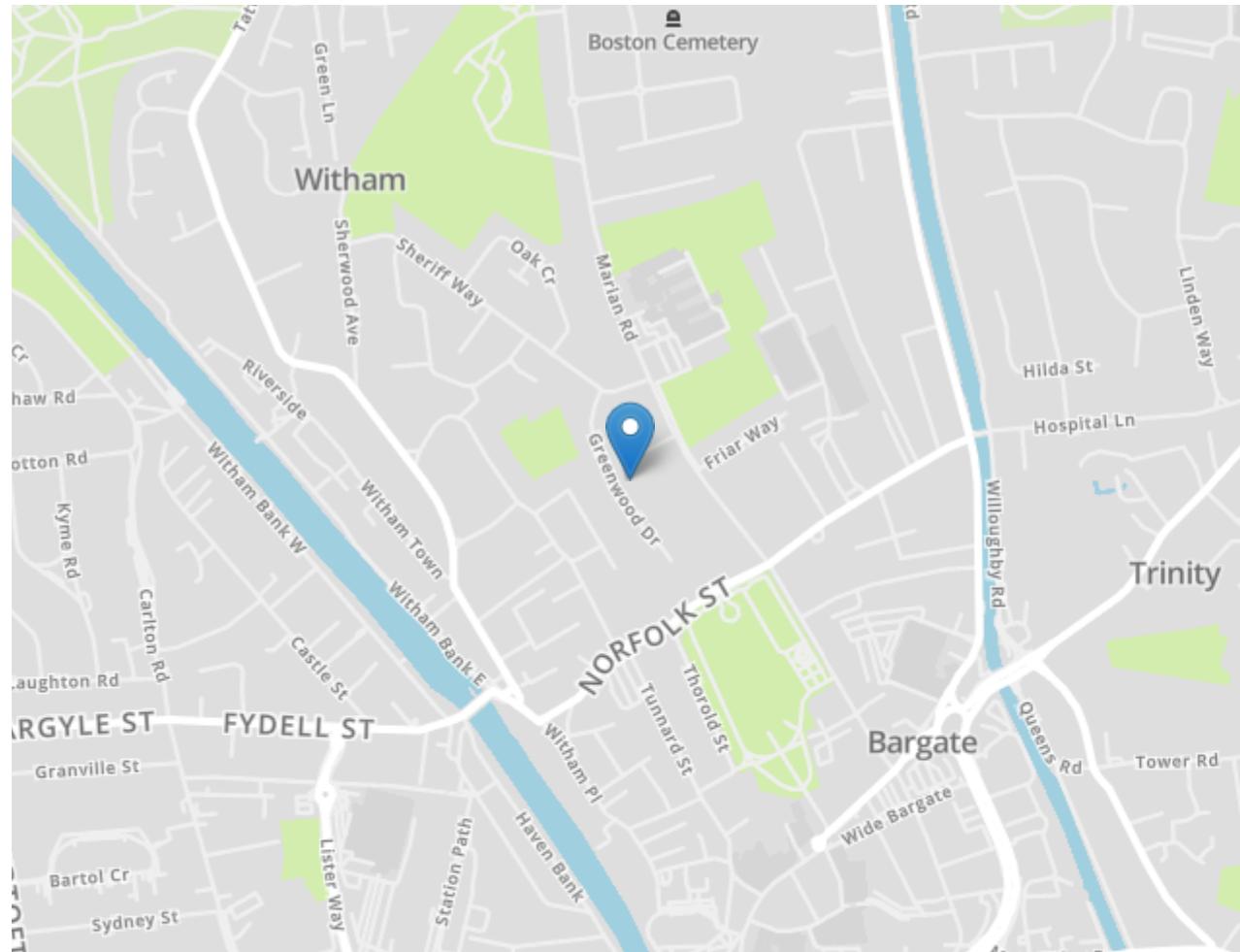
#### AGENT'S NOTES

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.

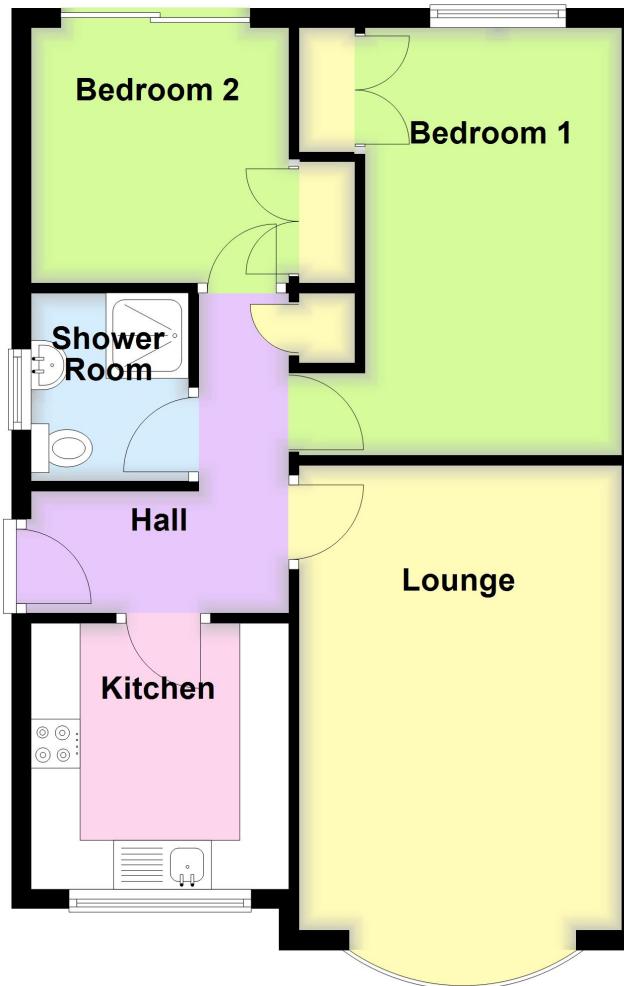
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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## Ground Floor

Approx. 54.8 sq. metres (589.6 sq. feet)



Total area: approx. 54.8 sq. metres (589.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		