



**£365,000**

Braystones, Green Lane, Boston, Lincolnshire PE21 9NB

**SHARMAN BURGESS**

**Braystones, Green Lane, Boston, Lincolnshire**  
**PE21 9NB**  
**£365,000 Freehold**

**ACCOMMODATION**

**ENTRANCE LOBBY**

Having partially glazed front entrance door with windows to either side, tiled floor, ceiling mounted lighting, obscure glazed door through to: -

A deceptively spacious detached bungalow which is immaculately presented both inside and out, situated in a wonderfully private location yet within close proximity to Witham Way Country Park and Boston Town Centre. Accommodation comprises an entrance lobby, modern open plan living kitchen, reception hallway, modern three piece family bathroom, three double bedrooms, contemporary style en-suite shower room to bedroom one and a lounge with sliding doors leading out to the garden and grounds which are undoubtedly a particular feature of this property. Further benefits include driveway, single garage, additional caravan parking space, gas central heating and uPVC double glazing throughout. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**

### OPEN PLAN LIVING KITCHEN

25' 4" (maximum) x 10' 9" (maximum) (7.72m x 3.28m)

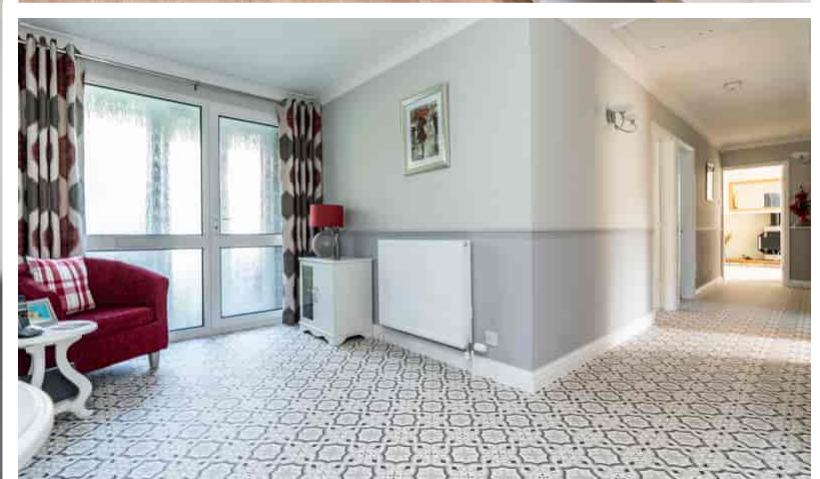
An exceptionally well appointed modern, fitted kitchen incorporating seating and dining areas comprising counter tops, one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, return work surface providing breakfast bar, integrated oven and grill, four ring induction hob with extractor fan above, integrated dishwasher, integrated fridge, two windows to front aspect, radiator, ceiling recessed lighting and additional light point above the breakfast bar.

### UTILITY ROOM

Having counter top, base level storage units, matching eye level wall units, space for chest freezer, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted Worcester gas central heating boiler, window to rear aspect, ceiling light point, wall mounted coat hooks.

### RECEPTION HALL

Having decorative covered floor, dado rail, coved cornice, ceiling light point, additional wall light points, radiator, wall mounted central heating thermostat, wall mounted doors chime, access to roof space, fitted cloak cupboard with hanging rail and shelving within, obscure glazed double doors to entrance porch.



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### BATHROOM

8' 0" (maximum) x 6' 2" (maximum) (2.44m x 1.88m)

Being fitted with a modern well appointed suite comprising panelled bath with mixer tap, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, heated towel rail, obscure glazed window, coved cornice, ceiling recessed lighting, tiled floor, fully tiled walls.



### LOUNGE

25' 5" (maximum) x 11' 8" (maximum) (7.75m x 3.56m)

A light and airy room benefitting from dual aspect windows, sliding patio doors leading to the garden, two radiators, coved cornice, two ceiling light points, TV aerial point, feature fitted multi fuel burner with tiled hearth.

### BEDROOM ONE

14' 10" (maximum) x 10' 7" (maximum) (4.52m x 3.23m)

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

### EN-SUITE SHOWER ROOM

Being fitted with a modern three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with mains fed shower within and fitted shower screen, fully tiled walls, obscure glazed window to side aspect, electric shaver point, heated towel rail, coved cornice, ceiling light point, extractor fan.

### BEDROOM TWO

10' 2" (maximum) x 10' 0" (maximum) (3.10m x 3.05m)

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



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### BEDROOM THREE

10' 2" x 9' 9" (maximum) (3.10m x 2.97m)

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

### EXTERIOR

The property is approached from Green Lane and on approaching the bungalow, to the right hand side, you will see a further section of lawned garden with mature flower and shrub borders which is to be included within the sale. Turning left through wrought iron gates takes you onto the property's pressed patterned concrete driveway which provides ample off road parking as well as vehicular access to the: -

### SINGLE GARAGE/WORKSHOP

18' 0" (maximum internal measurement) x 8' 10" (maximum internal measurement) (5.49m x 2.69m)

Having up and over door, served by power and lighting, personnel door to rear garden.

To the right hand side of the garage/workshop is an additional gated concrete hardstanding area which is ideal for parking a recreational vehicle or caravan.

The front gardens offers a pleasant seating space with paved seating area with a range of well stocked flower and shrub borders surrounding and providing ideal screening. The front of the property is served by outside lighting.



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### REAR GARDEN

The superb rear gardens have been crafted and sculpted by the current vendor over a number of years to provide a beautiful place in which to relax and unwind. The gardens comprise paved seating areas providing outdoor entertaining space, a sheltered decked pergola lighting within, a large central shaped lawned section flanked on either side with well stocked mature borders housing a variety of plants, shrubs and trees. Various pathways lead around the garden and additional sections provide storage with buildings including two sheds and a wood store. The garden also benefits from a: -

### TIMBER SUMMERHOUSE

With glazed windows and doors, served by lighting and enjoying views over the garden and back towards the bungalow.

The garden is fully enclosed by a mixture of fencing and hedging and is served by an external tap and lighting.

### SERVICES

Mains gas, electricity and water are connected to the property. Drainage is to a septic tank.

### REFERENCE

30082024/25220425/PAW



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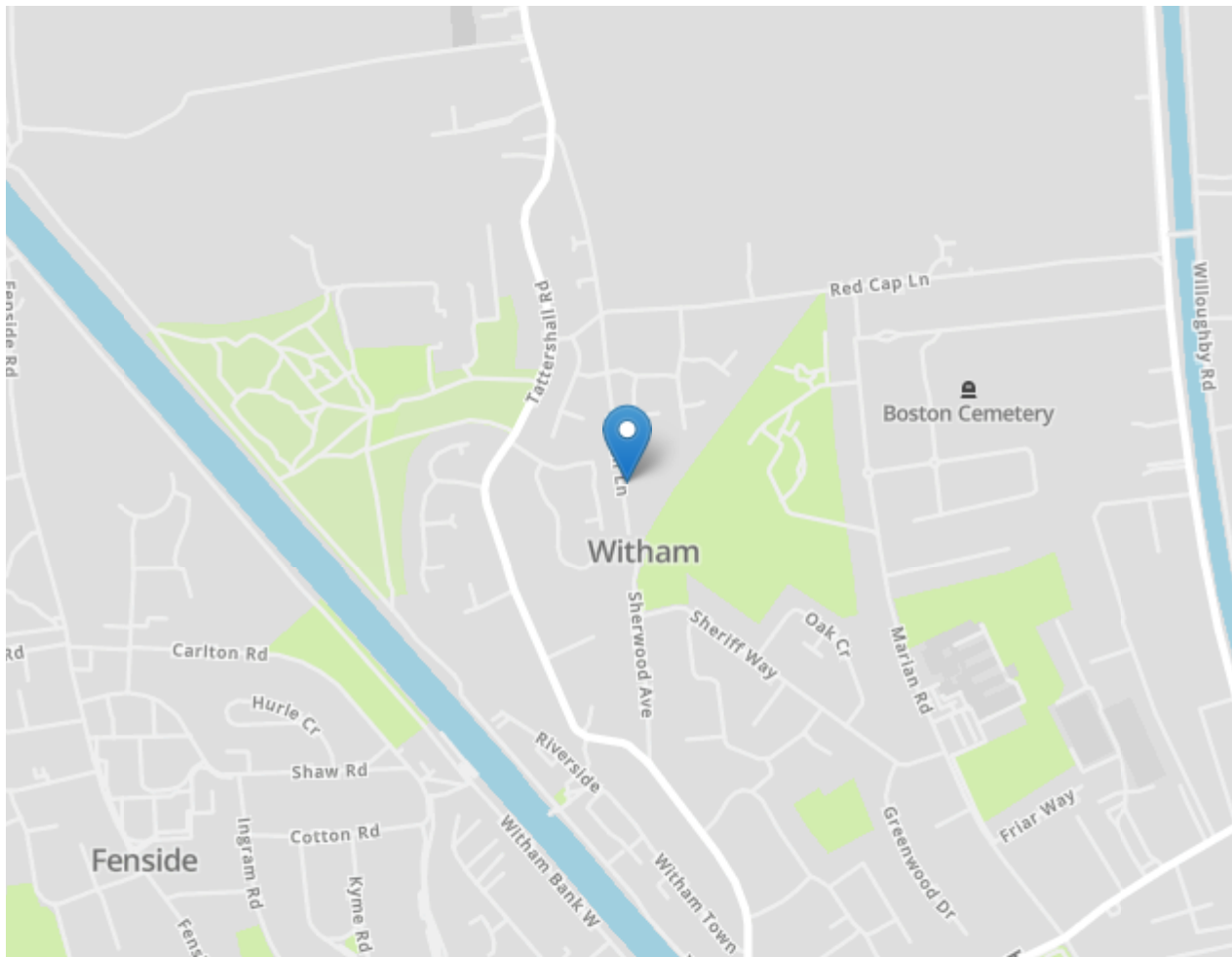
## AGENT'S NOTES

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.

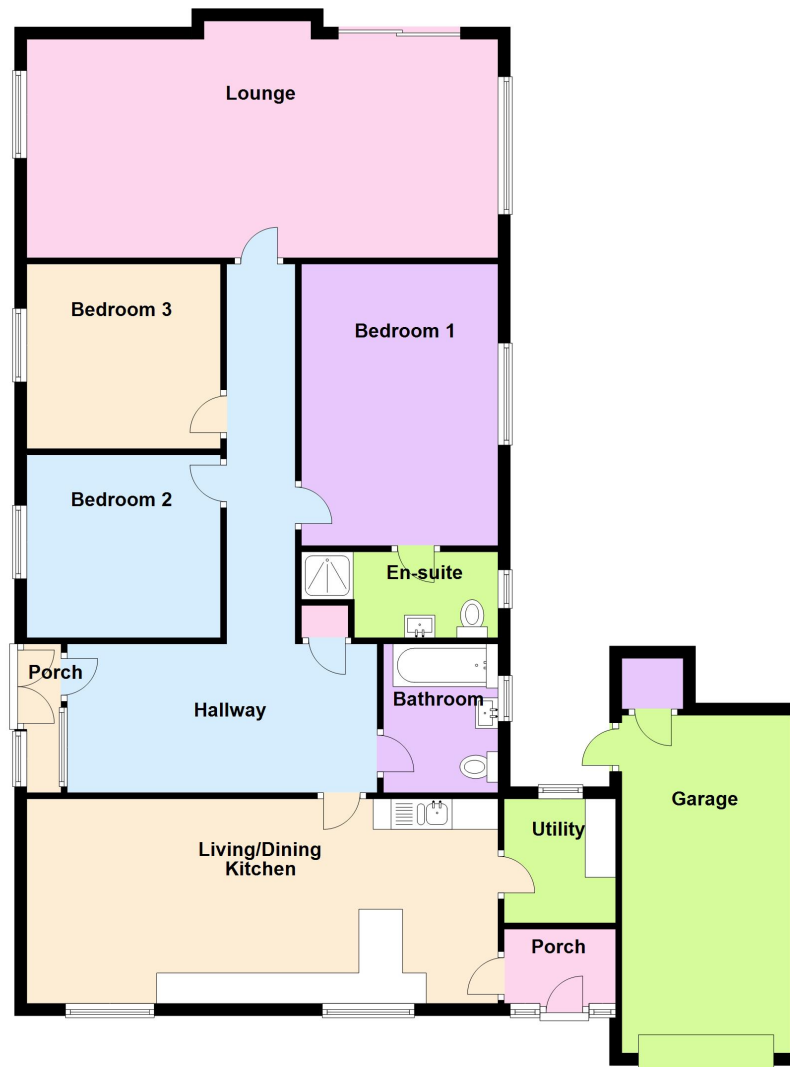
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 145.1 sq. metres (1561.4 sq. feet)



Total area: approx. 145.1 sq. metres (1561.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(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>			
		71	80
England, Scotland & Wales			
		EU Directive 2002/91/EC	