



**£345,000**

Upperthorpe, Rawsons Lane, Boston, Lincolnshire PE21 9HT

**SHARMAN BURGESS**

**Upperthorpe, Rawsons Lane, Boston,  
Lincolnshire PE21 9HT  
£345,000 Freehold**

**ACCOMMODATION**

**SUN LOUNGE/ENTRANCE**

15' 2" x 9' 4" (4.62m x 2.84m)

With front entrance door, dual aspect windows, roof lantern, tiled floor, radiator, wall mounted lighting, double doors through to: -

**L-SHAPED HALLWAY**

Having wooden flooring, radiator, coved cornice, ceiling recessed lighting, built-in cloak cupboard with hanging rail within and overhead storage.

Being situated on one of the areas most prestigious roadways, secluded by mature hedging, is this extremely well presented large detached bungalow with a plot size of approximately 0.25 Acre (s.t.s). The bungalow and grounds are well maintained by the current vendor and the accommodation comprises a large sun room/entrance area, hallway, lounge, dining room, open plan breakfast kitchen, large utility room, three bedrooms with en-suite shower room to bedroom two and a further modern four piece family bathroom with Jacuzzi bath. Further benefits include owned solar panels with impressive Feed In Tariff, single garage with electric door, gas central heating and beautiful gardens to three sides of the property.



**SHARMAN BURGESS**

### LOUNGE

16' 0" (maximum) x 13' 4" (maximum) (4.88m x 4.06m)

With wooden flooring, window to side aspect, radiator, coved cornice, ceiling light point, double doors leading out to a courtyard garden, gas fireplace (currently not in working order) with display mantle above.

### DINING ROOM

10' 5" x 8' 9" (3.17m x 2.67m)

Having wooden flooring, window to side aspect, radiator, coved cornice, ceiling light point, door through to: -

### BREAKFAST KITCHEN

20' 9" x 12' 5" (6.32m x 3.78m)

Comprising: -

### KITCHEN AREA

A well appointed kitchen comprising wood trimmed work surfaces with inset stainless steel sink and drainer with rinser and mixer tap, range of base level storage units with corner display shelving, drawer units, matching eye level wall units with glazed display cabinets, integrated appliances including double oven and grill, four ring halogen hob with stainless steel splashback and illuminated stainless steel fume extractor, integrated fridge, integrated dishwasher, housing for microwave oven, radiator, coved cornice, ceiling light point, open plan through to: -

### BREAKFAST AREA

With dual aspect windows, double doors leading out in two directions into the garden, radiator, ceiling light point.



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### UTILITY ROOM

13' 9" (maximum) x 9' 9" (4.19m x 2.97m)

A particularly large utility room having counter tops, base level storage units and additional wall units, stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, space for tumble dryer, space for twin height fridge freezer, tiled floor, radiator, ceiling light point, access to roof space, obscure glazed entrance door, window to rear aspect, personnel door to garage, wall mounted Worcester gas central heating boiler, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

### BEDROOM ONE

16' 5" x 11' 10" (5.00m x 3.61m)

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

### BEDROOM TWO

10' 4" x 11' 9" (3.15m x 3.58m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, door to: -

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC with concealed cistern, wall mounted wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower and fitted shower screen, electric under floor heating, fully tiled walls, obscure glazed window, ceiling recessed lighting.

### BEDROOM THREE

9' 9" (maximum) x 8' 0" (maximum) (2.97m x 2.44m)

Having window to front aspect, radiator, ceiling light point.





### **FAMILY BATHROOM**

10' 3" (maximum into entrance area) x 6' 4" (maximum) (3.12m x 1.93m)

Being fitted with modern four piece suite comprising pedestal wash hand basin with mixer tap, panelled Jacuzzi bath with mixer tap and hand held shower attachment, WC, corner shower cubicle with wall mounted mains fed shower and fitted shower screen, tiled floor with electric under floor heating, fully tiled walls, heated towel rail, obscure glazed window, ceiling recessed lighting, extractor fan.

### **EXTERIOR**

The property is approached over a driveway which provides off road parking and hardstanding as well as vehicular access to the garage. The property benefits from a plot of approximately 0.25 Acres (s.t.s) with gardens situated to the front, side and rear. The front garden is laid to lawn with well stocked borders housing plants, shrubs and trees. A wrought iron gate leads through to a courtyard patio area which is accessed from the lounge and is served by outside lighting. Further wrought iron gated access leads to the side garden which comprise larger lawned areas again with flower and shrub borders and an impressive Eucalyptus tree situated within the corner with small seating area beneath. There is an additional area of paved patio seating providing entertaining space and being served by lighting and leading to the rear to a further section of lawn with flower and shrub borders and which also houses a timber garden shed ( to be included in the sale). The garden is served by external lighting throughout and external tap and power. The gardens are fully enclosed by a mixture of fencing and hedging, with a mature Laurel hedge to the majority of the front boundary.



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### GARAGE

16' 4" x 9' 10" (4.98m x 3.00m)

With electric roller door, partially obscure glazed window to side aspect, served by power and lighting, gas and electric meters, wall mounted electric fuse box, solar panel inverter.

### SERVICES

Mains gas, electricity and water are connected to the property. Drainage is to a septic tank. Prospective purchasers should be aware that the septic tank is situated within the garden but a neighbouring septic tank is also situated within the grounds of the property, however, emptying and maintenance of this tank is the neighbours own responsibility. The property is served by roof mounted solar panels which are owned by the current vendor and are on a Feed In Tariff which produces a quarterly income to the property generating lower cost electricity and water heating.

### REFERENCE

17052024/27676911/GAR



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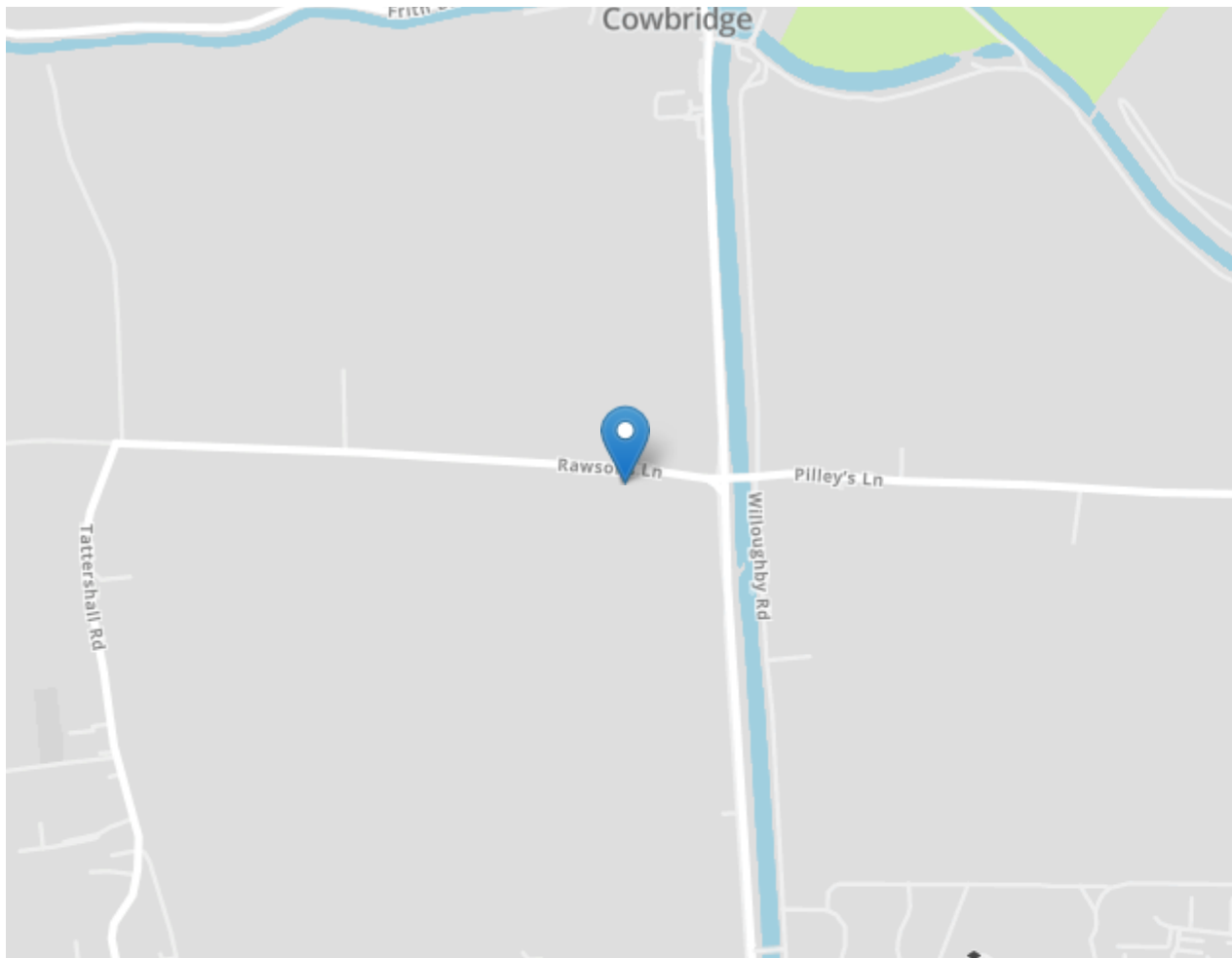
## AGENT'S NOTES

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.

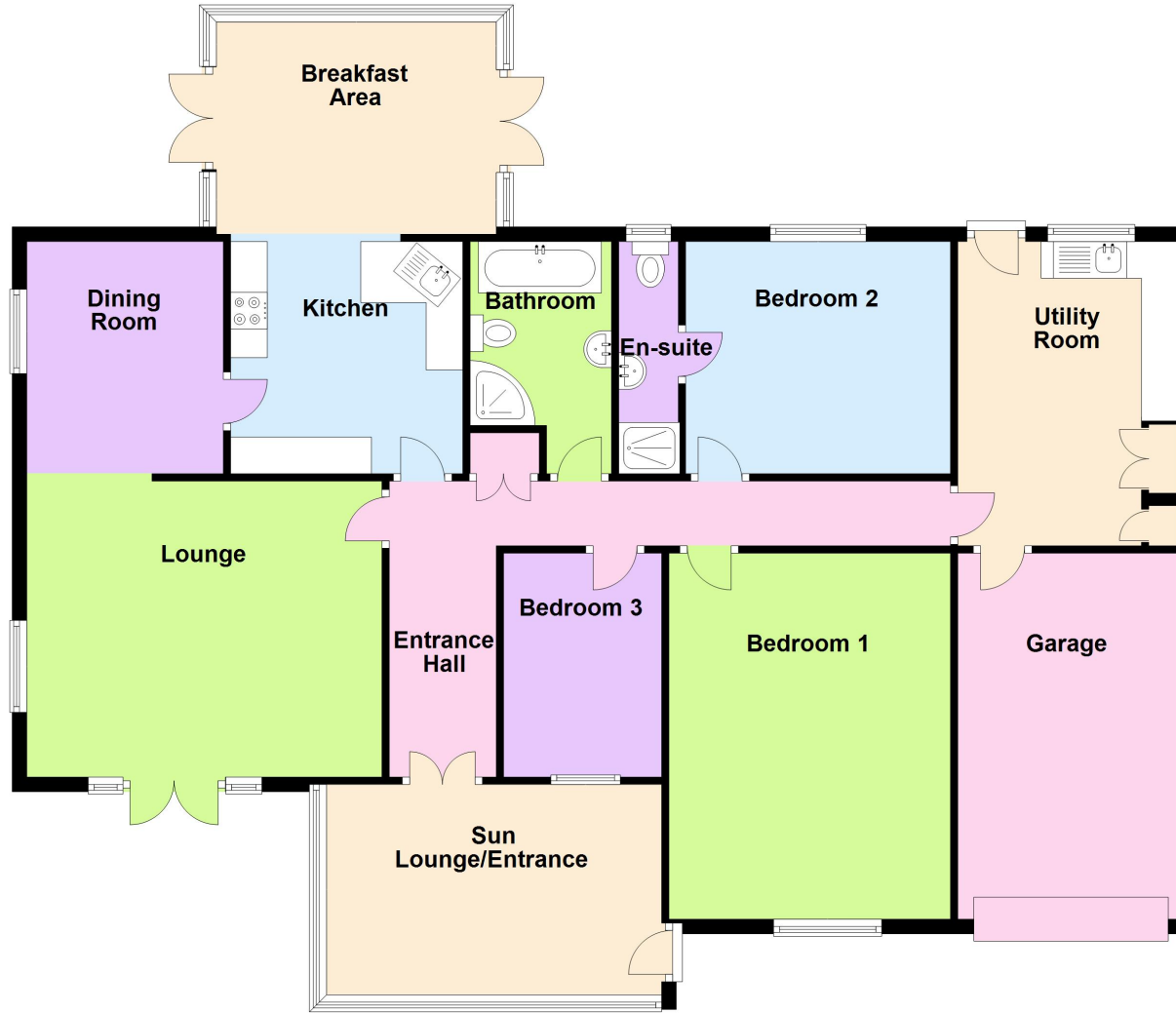
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 153.4 sq. metres (1651.3 sq. feet)



Total area: approx. 153.4 sq. metres (1651.3 sq. feet)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
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(69-80)	C	74	83
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Not energy efficient - higher running costs			
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