



**SHARMAN
BURGESS** Est. 1996
For Sale
01205 361161

£199,950

3 Coningsby Close, Boston, Lincolnshire PE21 8HP

SHARMAN BURGESS

**3 Coningsby Close, Boston, Lincolnshire
PE21 8HP
£199,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, access to roof space, ceiling light point, wall mounted central heating thermostat, built-in cloak cupboard with coat hooks within and overhead storage locker.

LOUNGE

20' 0" x 13' 10" (6.10m x 4.22m)

Having dual aspect windows, two radiators, coved cornice, two ceiling light points, wall mounted electric fireplace with fitted hearth and display surround.

A larger than average detached bungalow in need of modernisation and improvement, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, good sized lounge with dual aspect windows, kitchen, shower room and three bedrooms comprising two large doubles and smaller single. Further benefits include a good sized driveway with car port, approximate south facing rear garden, uPVC double glazing to the majority and gas central heating.



SHARMAN BURGESS



KITCHEN

14' 0" (maximum) x 8' 10" (maximum) (4.27m x 2.69m)
Having counter tops, stainless steel sink with double drainer, base level storage units, drawer units and wall units, space for electric cooker, plumbing for automatic washing machine, tiled floor, ceiling mounted strip light, radiator, window to rear elevation, obscure glazed entrance door, wall mounted Worcester gas central heating boiler.

BEDROOM ONE

20' 0" (maximum) x 11' 3" (maximum) (6.10m x 3.43m)
Having window to front elevation, two radiators, ceiling mounted strip light, built-in wardrobe with sliding doors and hanging rail and shelving within.

BEDROOM TWO

13' 3" (maximum) x 11' 4" (maximum) (4.04m x 3.45m)
Having window to rear elevation, radiator, ceiling light point, built-in wardrobe with overhead storage locker.

BEDROOM THREE

8' 10" x 6' 9" (2.69m x 2.06m)
Having window to side elevation, ceiling light point.

SHOWER ROOM

Being fitted with a three piece suite comprising WC, wash hand basin, walk-in shower area with wall mounted mains fed shower within, extended tiled splashbacks, where required, obscure glazed window to side elevation, radiator, ceiling mounted strip light, airing cupboard housing a radiator and slatted linen shelving within.



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EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking as well as vehicular access to a: -

DOUBLE WIDTH CAR PORT

Served by lighting and decked access ramp to the side entrance door.

The front garden is laid to lawn and there is Beech hedging to the front boundary. Gated access leads to the: -

REAR GARDEN

Being predominantly laid to lawn and enclosed by a mixture of wall and hedging. The garden is served by an outside tap and lighting and houses a timber garden shed.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

23052025/27613744/COO



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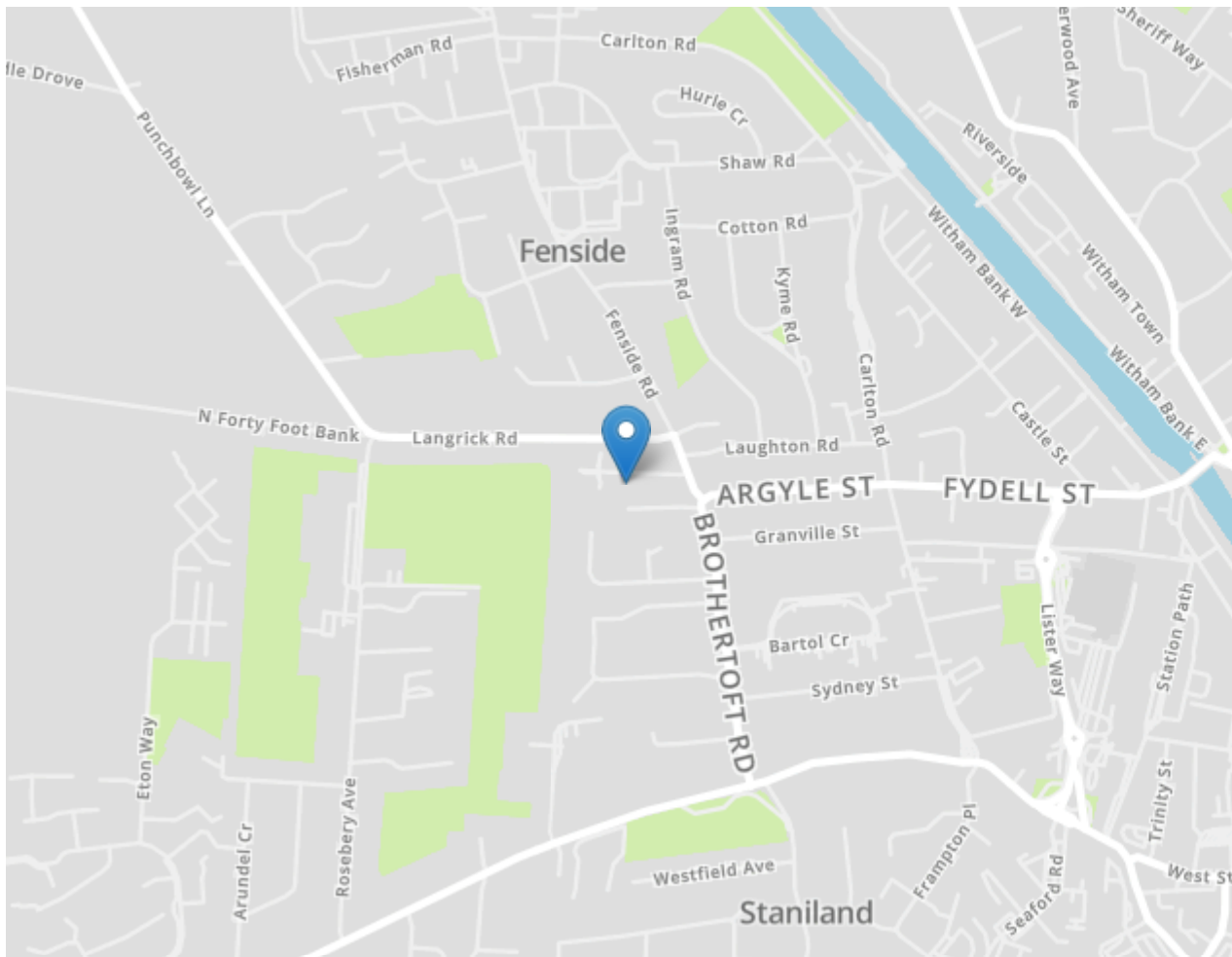
AGENT'S NOTES

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. 98.9 sq. metres (1064.8 sq. feet)



Total area: approx. 98.9 sq. metres (1064.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(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	