



£359,950

37 Maple Road, Boston, Lincolnshire PE21 0BZ

SHARMAN BURGESS

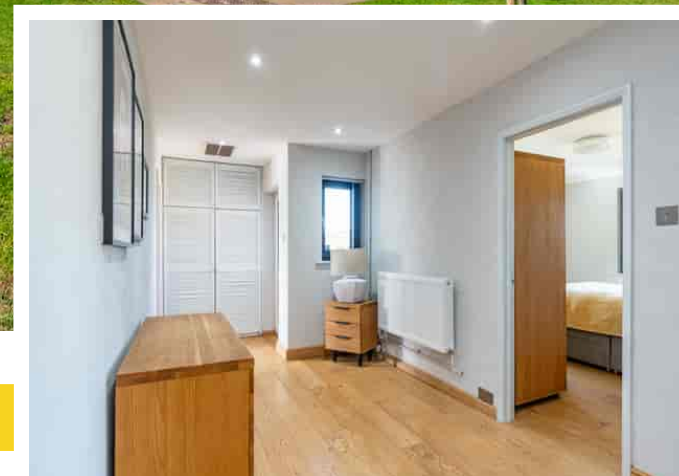
37 Maple Road, Boston, Lincolnshire
PE21 0BZ
£359,950 Freehold

ACCOMMODATION

RECEPTION HALL

Having partially obscure glazed front entrance door leading to the reception hall, having built in cloak cupboard providing storage, radiator, oak flooring and recessed ceiling lighting. Access to the loft space which is served with a loft ladder.

A stunning large detached bungalow with attached annexe accommodation, having been renovated and improved to an extremely high standard by the current Sellers. Accommodation comprises a spacious entrance hall with Oak flooring, open plan living kitchen dining area with a range of integrated appliances, central island providing breakfast bar and seating area including a Clearview multi fuelled stove, three double bedrooms, bath/wet room and separate WC. Within the annexe accommodation there is York stone flooring, a kitchen area with integrated appliances and a modern refurbished bathroom. The property sits on a corner plot with gardens to the front, side and rear. Further benefits include Oak internal doors, gas central heating and uPVC triple glazing. The Agent would encourage potential purchasers to view this unique property to fully appreciate all that this bungalow has to offer.



SHARMAN BURGESS

OPEN PLAN LIVING AREA INCORPORATING DINING, KITCHEN & SEATING AREAS

26' 7" x 18' 5" (8.10m x 5.61m)

Having within the kitchen area a modern fitted, well appointed kitchen with counter top with inset sink and mixer tap. A range of base level storage units, drawer units and further wall mounted units provide storage space with central island adding a breakfast bar to the kitchen. Within the breakfast bar sits an integrated induction hob and illuminated stainless steel fume extractor mounted to the ceiling. Integrated appliances include microwave oven, waist height oven and grill, coffee maker, dishwasher & integrated fridge. Recessed ceiling lighting, tiled floor and open plan through to the dining and seating areas which benefit from French doors leading to a rear decked area, two radiators, oak flooring and ceiling mounted lighting as well as a window to the front aspect. Situated within a corner of the room sits on a raised tiled hearth a Clearview multi fuel burner.

REAR ENTRANCE UTILITY

Being of brick and uPVC double glazed construction with polycarbonate roof. Tiled floor, dual aspect windows and door leading top the decked area, plumbing for automatic washing machine, space for condensing tumble dryer and space for twin height freezer.

BEDROOM ONE

12' 1" x 12' 0" (3.68m x 3.66m)

Having window to the front aspect with fitted blinds, radiator, coved cornice, ceiling light point, oak flooring and TV aerial point.



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BEDROOM TWO

10' 0" x 12' 1" (3.05m x 3.68m)

With dual aspect windows to the front and side, radiator, coved cornice, ceiling light point and oak flooring.

BEDROOM THREE

10' 1" x 11' 8" (3.07m x 3.56m)

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

CLOAKROOM

Comprising a modern two piece suite with wash hand basin and mixer tap, vanity unit, tiled splash back and push button wc. Tiled flooring, radiator, obscure glazed window to the side aspect and ceiling light point.

BATHROOM/WET ROOM

Having shower area with wall mounted MIRA electric shower and handheld shower attachment. Panelled bath with mixer tap, wash hand basin with vanity unit and mixer tap. Tiled floor, fully tiled walls, heated towel rail, recessed ceiling lighting, extractor fan and obscure glazed window to the side aspect.



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ANNEXE

14' 6" x 19' 3" (maximum into rear entrance area) (4.42m x 5.87m)

Comprising an open plan living space, kitchen area with counter top, inset sink and mixer tap, fitted hob with the work surface, integrated oven and grill and microwave oven. Base level storage units, drawer units and integrated fridge and freezer. This room benefits from York stone flooring, window to the front with fitted blinds, TV aerial point, recessed ceiling lighting and a Clearview multi fuel burner, radiator, door leading to the rear gardens, fitted cloak cupboard providing storage and fitted boiler cupboard housing the IDEAL gas central heating boiler. The annexe also benefits from underfloor heating and radiator run from the gas central heating.

ANNEXE BATHROOM

8' 10" x 5' 2" (2.69m x 1.57m)

Having bath with wall mounted mains fed shower and additional rain effect shower head mounted to the ceiling. Saniflo wc with concealed cistern, wash hand basin with storage beneath and mixer tap. York stone flooring with under floor heating, electric heated towel rail, obscure glazed window to the rear aspect, recessed ceiling lighting and extractor fan. Potential purchasers should be aware that piping is available to mount a radiator or heated towel rail connected to the gas central heating system.



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EXTERIOR

The property sits on a prominent corner plot enjoying gardens to the front side and rear. A drop kerb leads to the driveway providing off road parking and gives access to an electric charging point. Wall mounted lighting and gated access leads to the rear garden.

The front garden is predominantly laid to lawn with beds and borders containing a variety of plants and shrubs.

The rear garden is extremely well presented and initially laid to a raised decked seating area providing entertaining space with raised railway sleeper borders with plants and shrubs within. The garden continues to further sections of lawn again with beds and borders. A corrugated metal storage shed served with power and a timber storage shed. An additional paved seating area situated to the right hand side of the property with large barked borders and gravelled borders providing further seating space and houses the current sellers hot tub (which maybe available within the negotiating process or available by separate negotiation). The garden is served by both outside tap and lighting.

AGENTS NOTE

Any wall mounted heating grids seen within the photography the agent wishes to point out are no longer in use and defunct.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

230725/29083304/CZA



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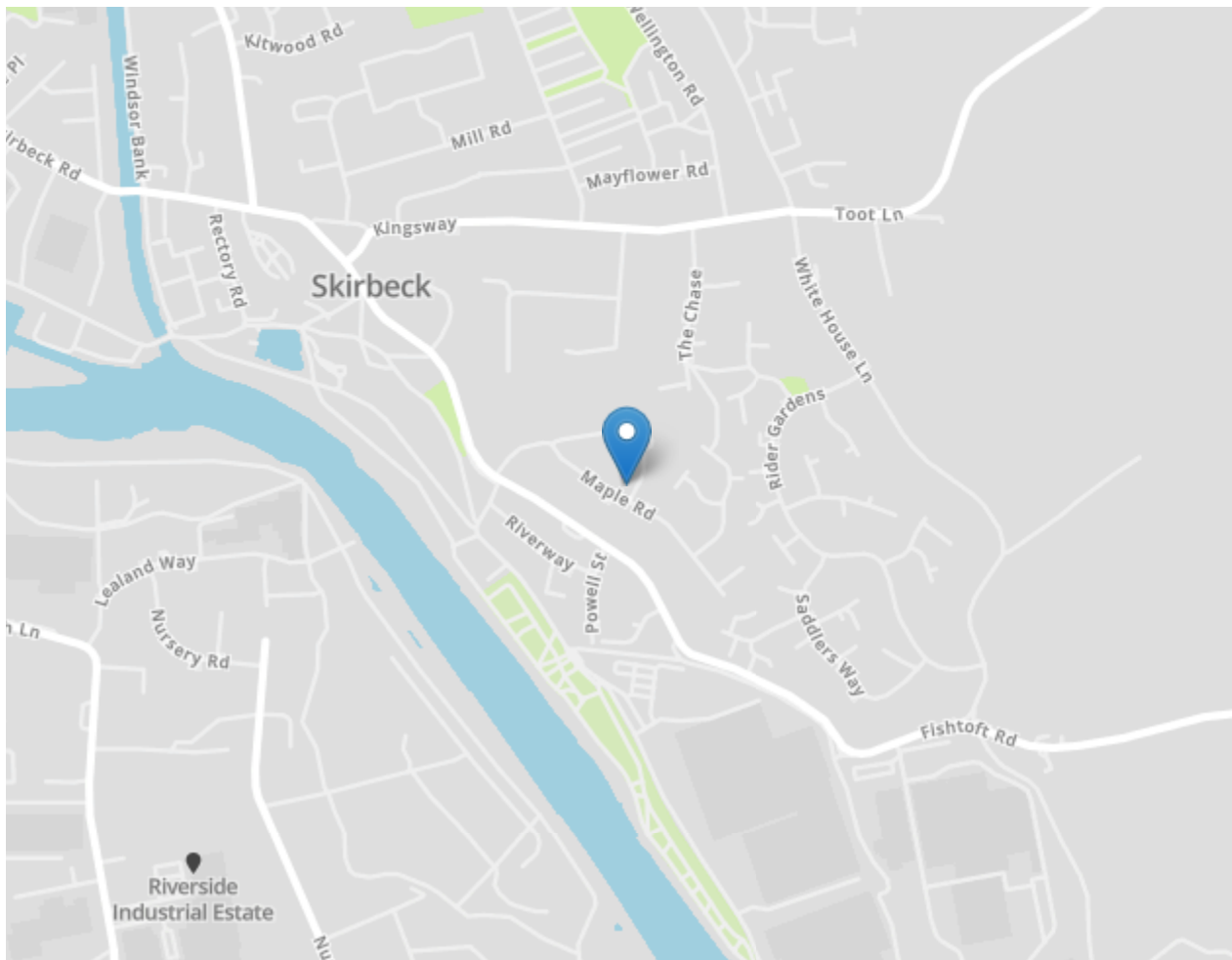
AGENT'S NOTES

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.

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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. 134.4 sq. metres (1446.9 sq. feet)



Total area: approx. 134.4 sq. metres (1446.9 sq. feet)

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