



**£115,000**

130 Carlton Road, Boston, Lincolnshire PE21 8LN

**SHARMAN BURGESS**



**130 Carlton Road, Boston, Lincolnshire  
PE21 8LN  
£115,000 Freehold**

**ACCOMMODATION**

**ENTRANCE LOBBY**

Having obscure glazed front entrance door, tiled floor, ceiling recessed lighting.

**HALLWAY**

Having wood effect laminate flooring, coved cornice, ceiling recessed lighting.

**LOUNGE**

15' 2" (maximum) x 10' 4" (maximum) (4.62m x 3.15m)

Having dual aspect windows, coved cornice, wall mounted lighting.

A detached bungalow of non-standard construction suitable for CASH PURCHASERS ONLY. Accommodation comprises an entrance porch, inner hallway, lounge, kitchen, open plan dining/living area, side entrance/garden room, two double bedrooms and a four piece family bathroom. Further benefits include driveway, enclosed gardens to the side and rear. The property is offered for sale with NO ONWARD CHAIN.



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### **KITCHEN**

10' 4" (maximum) x 9' 3" (maximum) (3.15m x 2.82m)  
Having roll edge work surfaces with tiled splashbacks, inset stainless steel circular sink with mixer tap, base level storage units, drawer units and wall units, integrated electric oven and grill, five ring hob (which prospective purchasers should be aware is not currently in working order) wall mounted stainless steel extractor fan, tiled floor, window to side aspect, ceiling recessed lighting.

### **DINING/LIVING AREA**

15' 0" (maximum) x 16' 7" (maximum) (4.57m x 5.05m)  
Having tiled floor, ceiling recessed lighting, door to exterior, part polycarbonate roof.

### **SIDE ENTRANCE/GARDEN ROOM**

14' 2" x 7' 5" (4.32m x 2.26m)  
Having dual aspect windows, tiled floor, door to exterior, ceiling recess lighting.

### **BEDROOM ONE**

9' 11" x 10' 4" (3.02m x 3.15m)  
Having window to front aspect, radiator, ceiling light point.

### **BEDROOM TWO**

10' 4" (maximum) x 10' 0" (taken to built-in wardrobes) (3.15m x 3.05m)  
Having window to rear aspect, radiator, ceiling light point, built-in wardrobes to one wall. Built-in cupboard housing the gas central heating boiler within (prospective purchasers should be aware that it is not known whether the boiler is currently in working order and that gas is connected to the property but has been capped off).



**SHARMAN  
BURGESS** Est 1996



### **FAMILY BATHROOM**

Being fitted with a four piece suite comprising pedestal wash hand basin, WC, panelled bath, shower cubicle with shower within and fitted shower screen, obscure glazed window, ceiling recessed lighting.

### **EXTERIOR**

The property is approached over a dropped kerb leading to a driveway which provides off road parking. The property benefits from gardens to the side and rear which are fully enclosed.

### **SERVICES**

Mains water, electricity and drainage are connected to the property. Mains gas is also connected to the property but is currently capped off and there is also no current gas meter installed.

### **REFERENCE**

16042024/27547119/MAR





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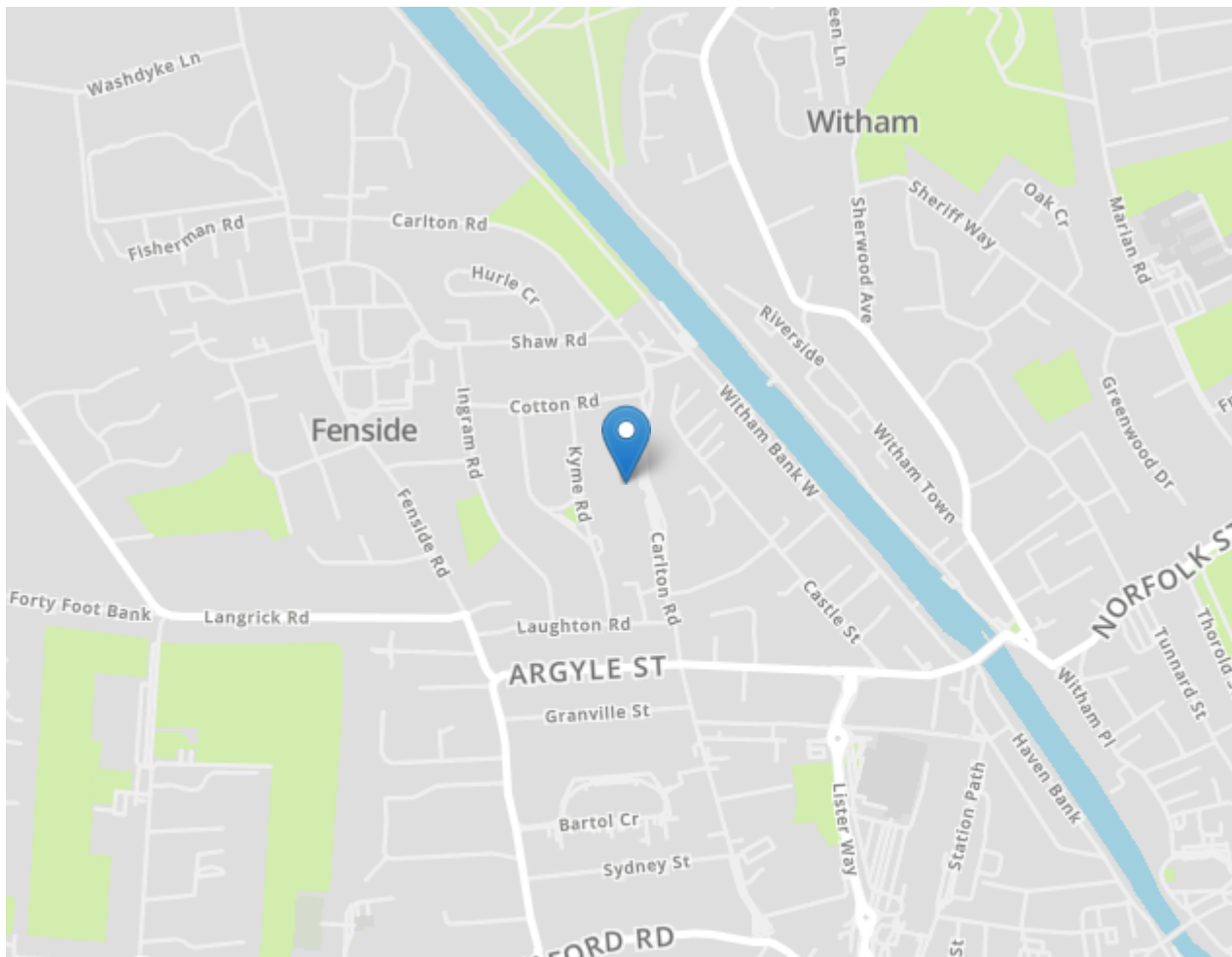
## AGENT'S NOTES

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. 94.2 sq. metres (1013.8 sq. feet)



Total area: approx. 94.2 sq. metres (1013.8 sq. feet)



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 www.sharmanburgess.co.uk



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>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	