



£259,950

Shalee, Meer Booth Road, Antons Gowt, Boston, Lincolnshire PE22 7BQ

SHARMAN BURGESS

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Boston, Lincolnshire PE22 7BQ
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ACCOMMODATION

ENTRANCE PORCH

With partially obscure glazed front entrance door, further obscure glazed door leading through to: -

HALLWAY

Having coved cornice, two ceiling light points, access to roof space, electric night storage radiator.

A detached bungalow situated in a beautiful position enjoying views of open farmland to the front and orchard and paddock land to the rear. The property is extremely well presented throughout with accommodation comprising an entrance porch, hallway, lounge, refitted kitchen diner, sun room, three independent bedrooms and a bathroom. Further benefits include a driveway, detached single garage, uPVC double glazing and an approximate south facing rear garden. Viewing is highly recommended in order to fully appreciate both the position and condition of this property.



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LOUNGE

14' 0" (maximum) x 13' 9" (maximum including chimney breast)
(4.27m x 4.19m)

Having dual aspect windows, electric night storage radiator, coved cornice, ceiling light point, TV aerial point, open fireplace with display mantle and tiled surround and hearth.

KITCHEN DINER

12' 4" x 14' 0" (3.76m x 4.27m)

Having a modern well appointed kitchen comprising counter tops, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, space for electric oven with wall mounted illuminated fume extractor above, plumbing for dishwasher, electric night storage radiator, coved cornice, ceiling light point, two windows to side aspect, larder style cupboard housing the electric fuse box. Glazed door to: -

SUN ROOM

12' 6" (maximum) x 8' 0" (maximum) (3.81m x 2.44m)

Having dual aspect windows, door to side aspect, double doors leading out to the garden, wall mounted Dimplex electric heater, ceiling light point, built-in cloak cupboard with shelving within.

BEDROOM ONE

11' 10" (maximum) x 11' 10" (maximum) (3.61m x 3.61m)

Having window to rear aspect, radiator, ceiling light point, electric night storage radiator.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

11' 9" (maximum) x 7' 10" (maximum) (3.58m x 2.39m)

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

BEDROOM THREE

11' 9" (maximum) x 8' 0" (maximum) (3.58m x 2.44m)

Having window to front aspect, electric night storage radiator, coved cornice, ceiling light point. The vendor is currently using this room as an additional reception room.

BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment and fitted shower screen, extended tiled splashbacks, obscure glazed window to rear aspect, coved cornice, ceiling light point, wall mounted electric heater, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

To the front, the garden is predominantly laid to lawn with well stocked flower and shrub borders and hedging to the front boundary. The driveway extends to the right hand side of the property and provides off road parking. A set of wrought iron double gates lead to the continuation of the driveway and access to the: -

DETACHED GARAGE

16' 5" (internal measurement) x 9' 4" (internal measurement) (5.00m x 2.84m)

Of brick and tile construction. Having up and over door, electric fuse box, obscure glazed window, personnel door leading into the garden.

REAR GARDEN

Being an undoubted feature of this property and benefitting from an approximate southerly facing aspect which initially comprises a paved patio seating area, leading to the remainder which is predominantly laid to lawn with well stocked flower and shrub borders. The garden is enclosed by a mixture of fencing and hedging and enjoys views over a small orchard and paddock land to the rear.

SERVICES

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

REFERENCE

08052024/27570926/HAY



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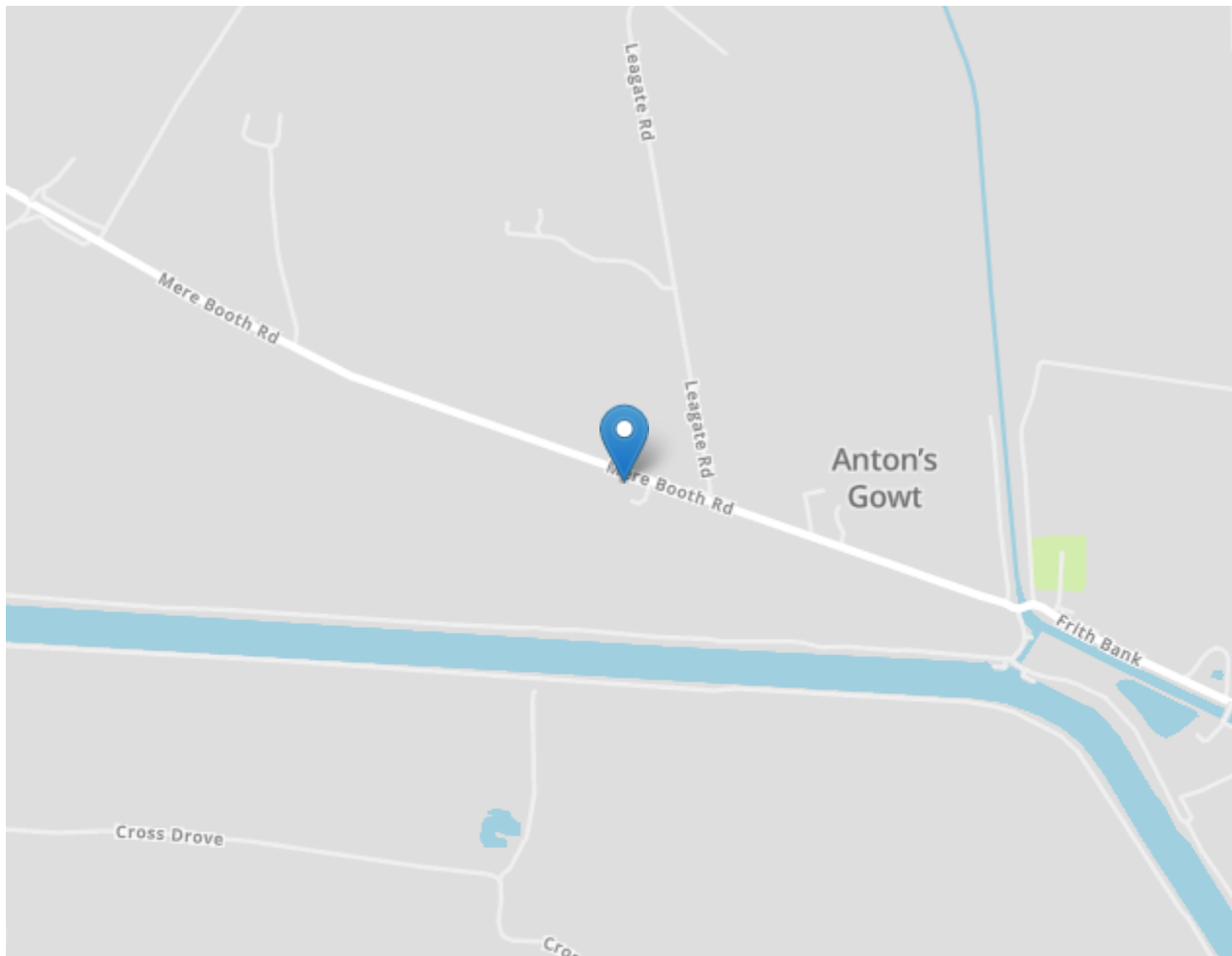
AGENT'S NOTES

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. 92.4 sq. metres (994.7 sq. feet)



Total area: approx. 92.4 sq. metres (994.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	