



**£172,500**

24a Churchill Drive, Boston, Lincolnshire PE21 0NH

**SHARMAN BURGESS**

**24a Churchill Drive, Boston, Lincolnshire**  
**PE21 0NH**  
**£172,500 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

12' 11" x 6' 1" (3.94m x 1.85m)

Of brick and uPVC construction with polycarbonate roof. Having part glazed uPVC front entrance door, double glazed window to front and side elevations, radiator, tiled flooring, door through to: -

**ENTRANCE HALL**

Having coved cornice, radiator, access to roof space, built-in storage cupboard.

A well presented two bedroomed semi-detached bungalow situated in a private position in a popular location close to amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance porch, entrance hall, lounge, kitchen, two double bedrooms and bathroom. Further benefits include off road parking, garage and front and rear gardens.



**SHARMAN BURGESS**



### LOUNGE

14' 3" x 11' 10" (4.34m x 3.61m)

Having double glazed window to front elevation, radiator, coved cornice, dado rail, TV aerial point, telephone point, fireplace with marble inset and hearth and wooden mantle.

### KITCHEN

9' 8" x 13' 0" (2.95m x 3.96m)

Being fitted with a range of wall units, drawer units and base level storage units, areas of work surfaces, inset stainless steel one and a half bowl sink and drainer with mixer tap, space for standard height fridge, space and plumbing for automatic washing machine, double glazed window to rear elevation, space for cooker, partly tiled walls, radiator, wall mounted central heating boiler, built-in airing cupboard housing the hot water cylinder and slatted shelving within, part glazed uPVC side entrance door, door to: -

### PANTRY

Having double glazed window to side elevation, shelving and space for fridge freezer.

### BEDROOM ONE

9' 9" x 13' 1" (2.97m x 3.99m)

Having double glazed window to rear elevation, coved cornice, radiator, built-in triple wardrobe.

### BEDROOM TWO

10' 0" x 9' 11" (3.05m x 3.02m)

Having double glazed window to front elevation, radiator, coved cornice, built-in triple wardrobe.



**SHARMAN  
BURGESS** Est 1996

### BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric shower above, pedestal wash hand basin, low level WC, fully tiled walls, radiator, extractor fan, double glazed window to side elevation, radiator.

### EXTERIOR

To the front, the property is approached over a tarmac driveway which provides off road parking. There is a low maintenance front garden which is predominantly laid to gravel and interspersed with mature shrubs. There is also a paved patio and pathway to the front entrance door. Gated access leads to the rear garden.

### SINGLE GARAGE

17' 7" x 8' 4" (5.36m x 2.54m)

Situated in a block of two (right hand side) at the bottom of the private road that the property is situated on. Having up and over door.

### REAR GARDEN

Being laid to a mixture of paved patio and shaped lawn with shrub and bush borders, and block paved seating area with timber pergola. The garden is fully enclosed by timber fencing and houses a timber garden shed.

### SERVICES

Mains electricity, water, gas and drainage are connected.

### REFERENCE

14082025/29376230/HAI



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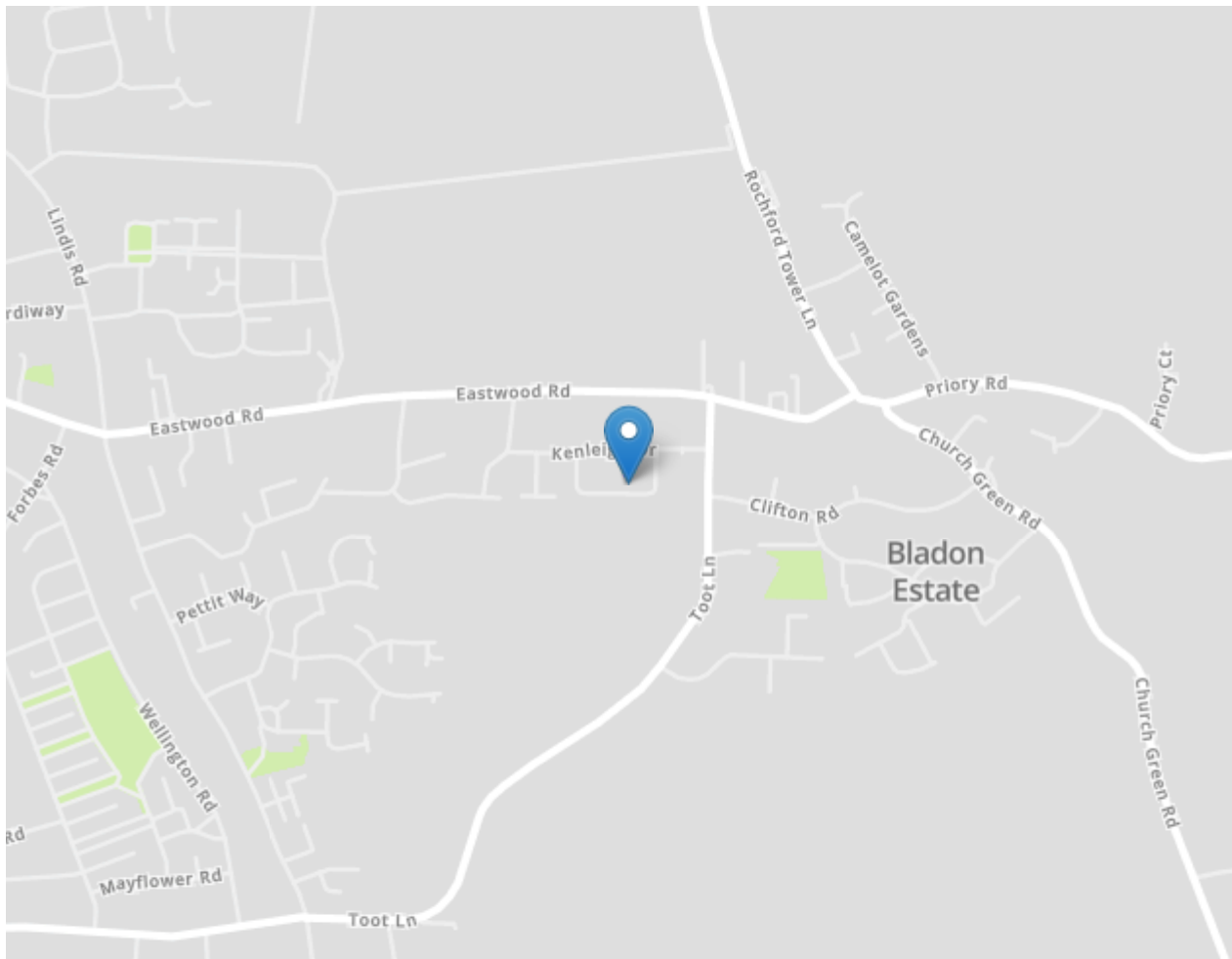
## AGENT'S NOTES

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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.

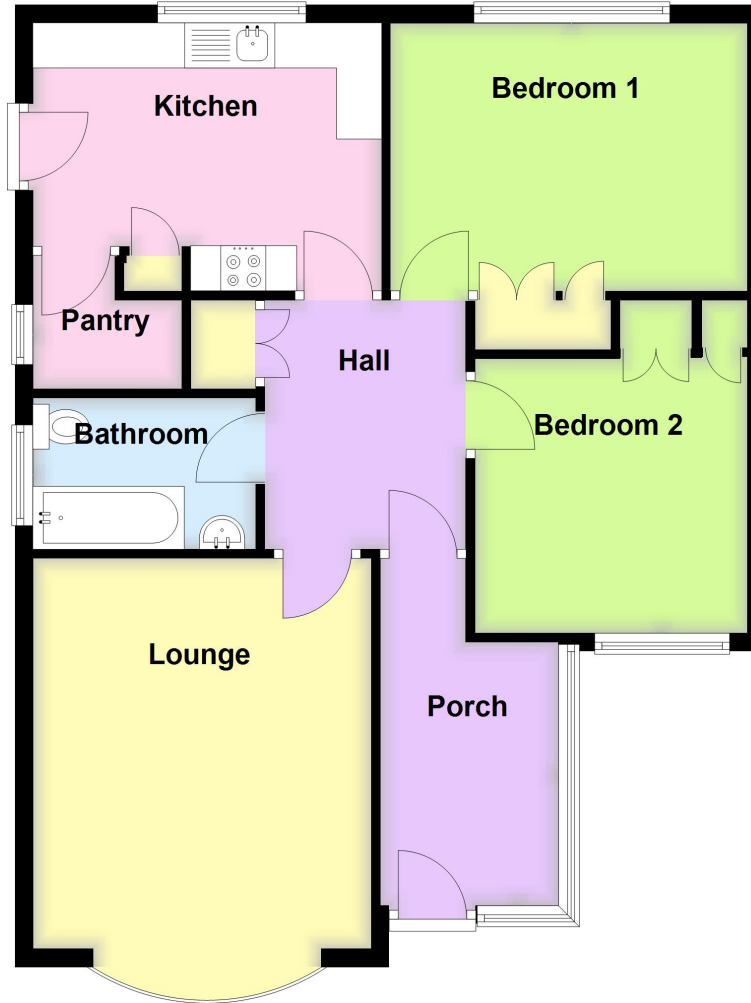
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

**Ground Floor**  
 Approx. 73.5 sq. metres (790.9 sq. feet)



Total area: approx. 73.5 sq. metres (790.9 sq. feet)



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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>		76
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	