



**£155,000**

15 Langrick Road, Boston, Lincolnshire PE21 8HT

**SHARMAN BURGESS**

**15 Langrick Road, Boston, Lincolnshire  
PE21 8HT  
£155,000 Freehold**

**ACCOMMODATION**

**SIDE ENTRANCE LOBBY**

Having side entrance door, additional door through to: -

**INNER HALLWAY**

Having radiator, picture rail, two ceiling light points, access to loft space, door to: -

**WALK-IN CLOAKROOM**

With wall mounted coat hooks, ceiling light point.

A detached bungalow in need of modernisation and improvement, being sold with the advantage of NO ONWARD CHAIN. The property is situated in a highly popular residential location with views over a local watercourse to the front aspect. Accommodation comprises a lounge, dining room, kitchen with pantry, two double bedrooms and a family bathroom. Further benefits include a driveway, gardens to the front and rear and gas central heating.



**SHARMAN BURGESS**



### LOUNGE

14' 2" (maximum into bay window) x 13' 5" (maximum including chimney breast) (4.32m x 4.09m)

Having feature bay window to front elevation, additional window to side elevation, radiator, ceiling light point, TV aerial point, open fireplace with tiled hearth and matching surround.

### DINING ROOM

15' 5" (maximum into window) x 9' 11" (maximum including chimney breast) (4.70m x 3.02m)

Having window to rear elevation, radiator, ceiling light point, living flame coal effect gas fireplace with tiled hearth and surround with back boiler for central heating. To the right hand side of the chimney breast is built-in storage comprising wall mounted cupboards and fitted drawers.

### KITCHEN

9' 8" (maximum) x 5' 5" (2.95m x 1.65m) - Irregular shaped room.

Having counter top with stainless steel sink and drainer, base unit, drawer unit and wall unit, gas cooker point, window to side elevation, ceiling light point, door to rear entrance lobby, obscure glazed door to: -

### WALK-IN PANTRY

With wall mounted shelving and obscure glazed window within.

### REAR ENTRANCE LOBBY

Having ceiling light point, obscure glazed door to side entrance conservatory, door to: -

### STORE CUPBOARD

Having obscure glazed window, radiator.



**SHARMAN  
BURGESS** Est 1996

### **SIDE ENTRANCE CONSERVATORY**

6' 6" x 7' 8" (1.98m x 2.34m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having plumbing for automatic washing machine, wall light point.

### **BEDROOM ONE**

13' 5" (maximum into recess) x 11' 8" (4.09m x 3.56m)

Having window to front elevation, radiator, ceiling light point, built-in double wardrobe with additional storage above.

### **BEDROOM TWO**

11' 7" x 9' 6" (maximum including built-in wardrobes) (3.53m x 2.90m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobes and storage to the majority of one wall with hanging rails and shelving within. Airing cupboard housing the hot water cylinder.

### **BATHROOM**

Being fitted with a three piece suite comprising cast iron bath with wall mounted electric shower above, WC, pedestal wash hand basin, walls tiled to approximately half height, ceiling light point, obscure glazed window to side elevation.

### **EXTERIOR**

To the front, the property has a dropped kerb leading to the driveway which provides off road parking. The property benefits from a front garden. A pathway to the left hand side of the property leads to the entrance doors and is served by outside lighting.

To the rear, the garden is enclosed to the majority by a mixture of fencing and hedging and has additional outside stores.

### **SERVICES**

Mains gas, electricity, water and drainage.

### **REFERENCE**

25022026/30020529/GAD



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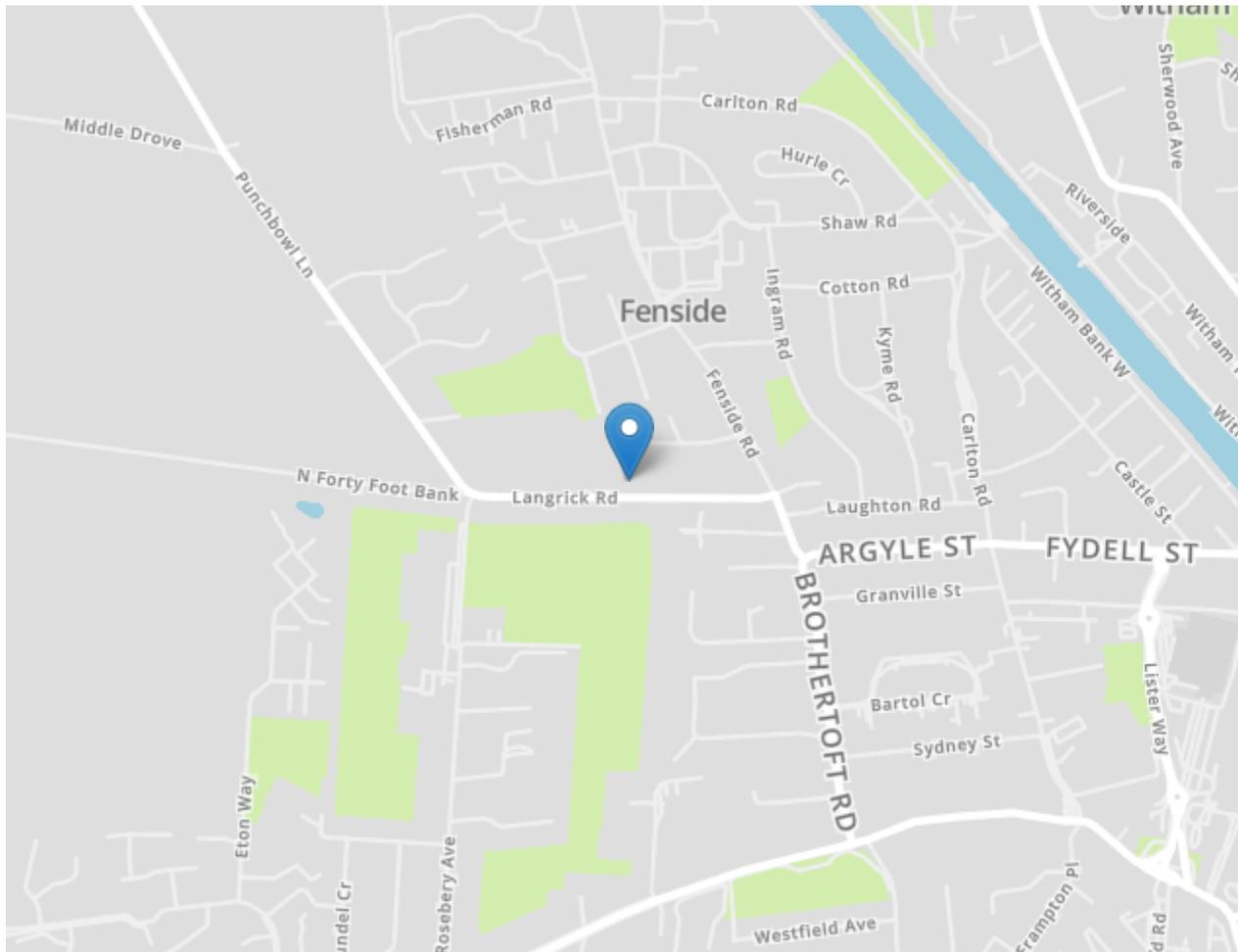
## AGENT'S NOTES

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. 82.3 sq. metres (885.4 sq. feet)



Total area: approx. 82.3 sq. metres (885.4 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>		<b>74</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>41</b>	
(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	