



£199,950

33 Winston Gardens, Boston, Lincolnshire PE21 9DF

SHARMAN BURGESS

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£199,950 Freehold

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed side entrance door, coved cornice, ceiling light point, access to roof space, built in boiler cupboard housing the Glow Worm gas central heating boiler and slatted linen shelving within, further built-in cloak cupboard with base and eye level cabinets within.

LOUNGE DINER

19' 1" (maximum) x 13' 8" (maximum) (5.82m x 4.17m)

With dual aspect windows, two radiators, coved cornice, two ceiling light points, living flame coal affect gas fireplace with fitted inset and hearth and display surround.

Being sold with NO ONWARD CHAIN, this two bedroom detached bungalow sits within one of Boston's most sought after addresses. Accommodation comprises an entrance hall, lounge diner, breakfast kitchen, two double bedrooms, wet room and separate WC. The property benefits from a driveway and low maintenance gardens to the front and rear.



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BREAKFAST KITCHEN

10' 9" x 8' 3" (3.28m x 2.51m)

Having counter tops, inset one and a half bowl sink and drainer with mixer tap, base level storage units and matching eye level wall units, plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, integrated waist height oven and grill, four ring electric hob, window to side elevation, obscure glazed side entrance door, small breakfast bar with radiator beneath, ceiling mounted strip light.

BEDROOM ONE

12' 9" (maximum) x 9' 8" (maximum) (3.89m x 2.95m)

With window to rear elevation, coved cornice and ceiling light point.

BEDROOM TWO

9' 4" (maximum) x 8' 9" (maximum) (2.84m x 2.67m)

With window to rear elevation, radiator and ceiling light point.

WET ROOM

With walk-in shower with fitted shower screen and wall mounted electric shower within, pedestal wash hand basin, fully tiled floor with drainage, extended tiled splashbacks to walls, electric heated towel rail, obscure glazed window, ceiling light point and extractor fan.

SEPARATE WC

With WC, tiled floor, obscure glazed window and ceiling light point.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property has a dropped kerb leading to the driveway which provides off road parking. The majority of the front garden is gravelled and has a low level wall to the front boundary. A pathway leads down the side of the bungalow to the: -

REAR GARDEN

The rear garden has been gravelled for ease of maintenance and benefits from a timber garden shed which is to be included within the sale. The garden shed is served by power and light.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

10092025/28885567/LEN



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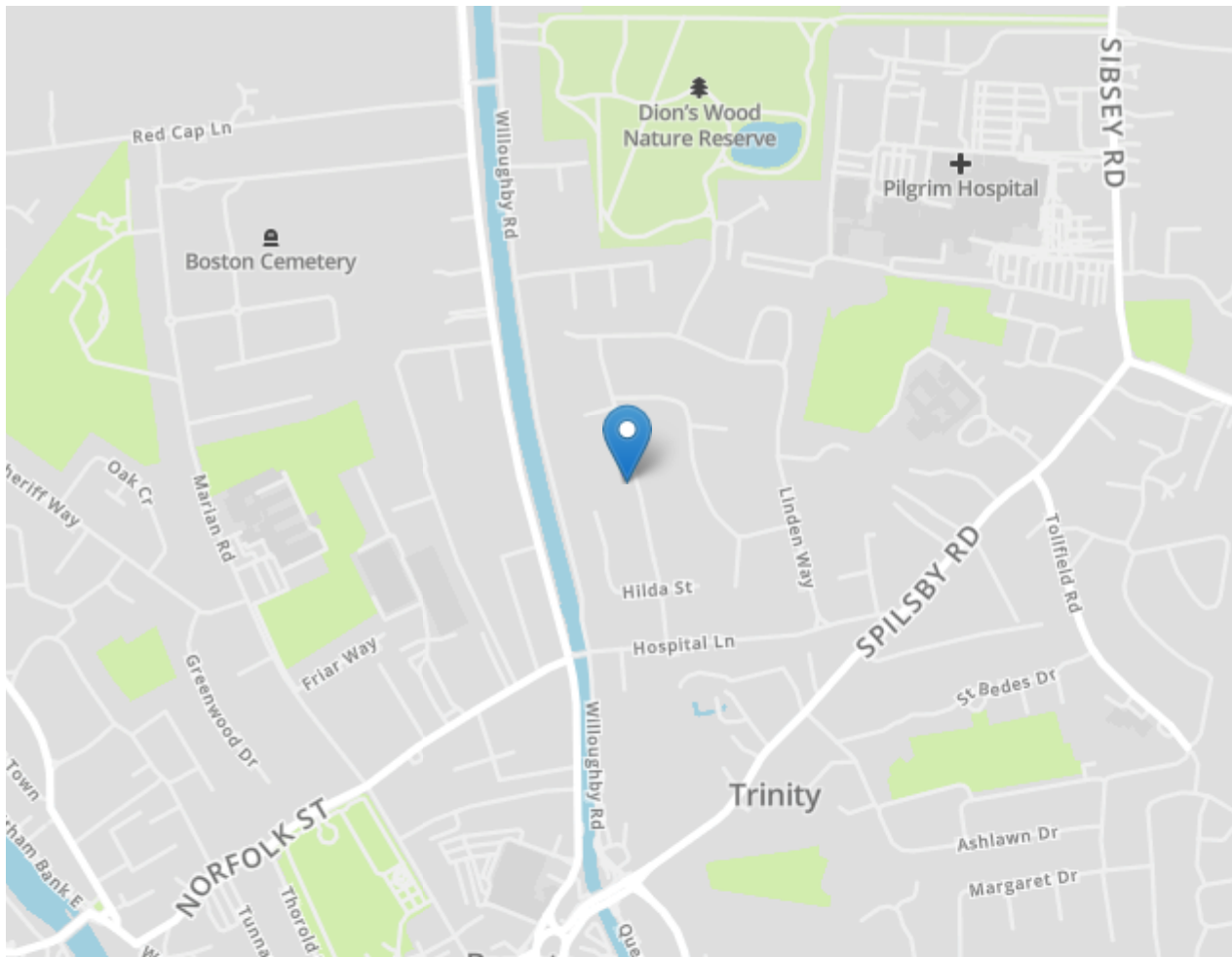
AGENT'S NOTES

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.



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Ground Floor

Approx. 65.8 sq. metres (708.5 sq. feet)



Total area: approx. 65.8 sq. metres (708.5 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		