



**£159,950**

Penrose, Frampton Fen Lane, Hubberts Bridge, Boston, Lincolnshire PE20 3QU

**SHARMAN BURGESS**

**Penrose, Frampton Fen Lane, Hubberts  
Bridge, Boston, Lincolnshire PE20 3QU  
£159,950 Freehold**

A detached bungalow of NON STANDARD CONSTRUCTION, being offered for sale with NO ONWARD CHAIN, having accommodation comprising an entrance hall, lounge, dining room, kitchen, three double bedrooms and a large shower room. Further benefits include gardens to front and rear, oil central heating, driveway providing off road parking and a larger than average garage/workshop.

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, radiator, coved cornice, two ceiling light points, built-in linen cupboard with slatted linen shelving within, built-in cloak cupboard providing storage.

**DINING ROOM**

12' 5" (maximum) x 9' 7" (maximum) (3.78m x 2.92m)

Having window to side aspect, radiator, ceiling light point, wall mounted cupboard housing the electric fuse box, wood effect laminate flooring.



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### LOUNGE

18' 4" (maximum) x 11' 0" Maximum including chimney breast)  
(5.59m x 3.35m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, electric fireplace with fitted hearth and display surround.

### KITCHEN

11' 4" x 9' 5" (3.45m x 2.87m)

Having roll edge work surfaces with tiled splashbacks, one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, electric four ring hob with fume extractor above, plumbing for washing machine, plumbing for dishwasher, space for standard height fridge or freezer, tiled floor, window to rear elevation, obscure glazed entrance door, ceiling mounted fluorescent strip light.

### BEDROOM ONE

12' 0" (maximum) x 10' 5" (maximum) (3.66m x 3.17m)

Having window to front aspect, radiator, ceiling light point.

### BEDROOM TWO

10' 3" (maximum) x 11' 9" (maximum) (3.12m x 3.58m)

Having window to side aspect, radiator, ceiling light point.

### BEDROOM THREE

10' 2" (maximum) x 11' 9" (maximum) (3.10m x 3.58m)

Having window to rear aspect, radiator, ceiling light point, access to roof space, built-in wardrobe with hanging rail within.



**SHARMAN  
BURGESS** Est 1996

### SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, shower area with wall mounted electric shower, fully tiled walls and floor, two obscure glazed windows to rear aspect, radiator, two ceiling light points. Access through to: -

### WALK-IN DRESSING AREA

With seating and storage beneath, wall mounted mirror, ceiling light point.

### EXTERIOR

To the front, the property is approached over a driveway which extends to the left hand side of the bungalow and provides off road parking as well as vehicular access to the garage/workshop. The front garden is predominantly laid to lawn, with slate border. The garden and driveway are both served by outside lighting.

### GARAGE/WORKSHOP

21' 5" (maximum) x 10' 4" (maximum) (6.53m x 3.15m)

Having up and over door, served by power and lighting, additional section for storage to the rear.

### REAR GARDEN

Being enclosed by fencing and initially comprising a paved area leading to the remainder which is predominantly laid to lawn, with mature plant and flower bed. The garden benefits from a raised decked seating area providing outside entertaining space. The garden also houses the oil central heating tank and external oil central heating boiler and is served by outside tap and lighting.

### AGENTS NOTE

Prospective purchasers are advised that the property is of non standard construction and therefore suitable for cash buyers or specialist lending only.

### SERVICES

Mains water, electricity and drainage are connected. The property is served by oil fired central heating.

### REFERENCE

14102024/28310883/MOR



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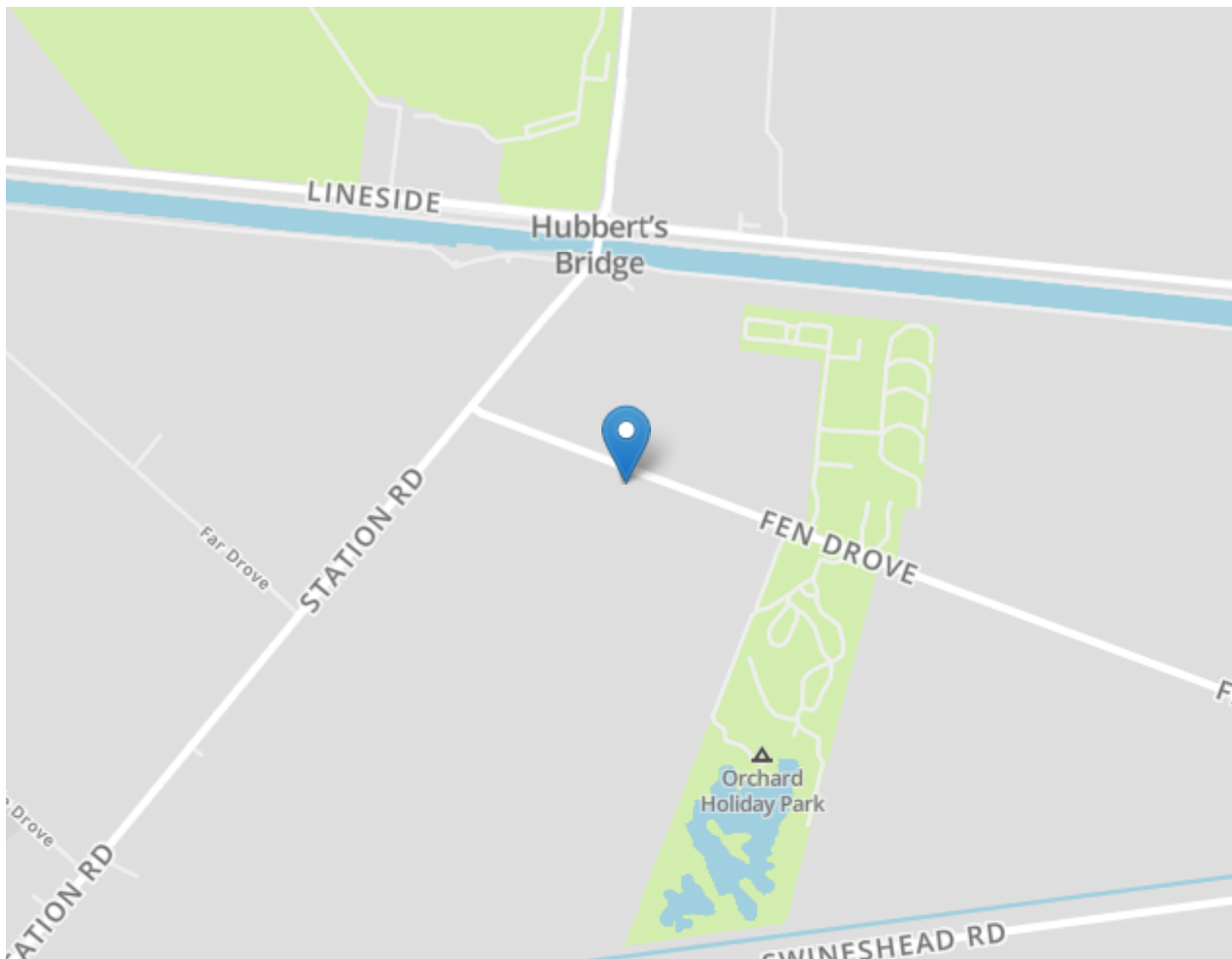
## AGENT'S NOTES

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. 100.8 sq. metres (1085.1 sq. feet)



Total area: approx. 100.8 sq. metres (1085.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	