



£227,000

1 Monteith Crescent, Boston, Lincolnshire PE21 9AX

SHARMAN BURGESS

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PE21 9AX
£227,000 Freehold**

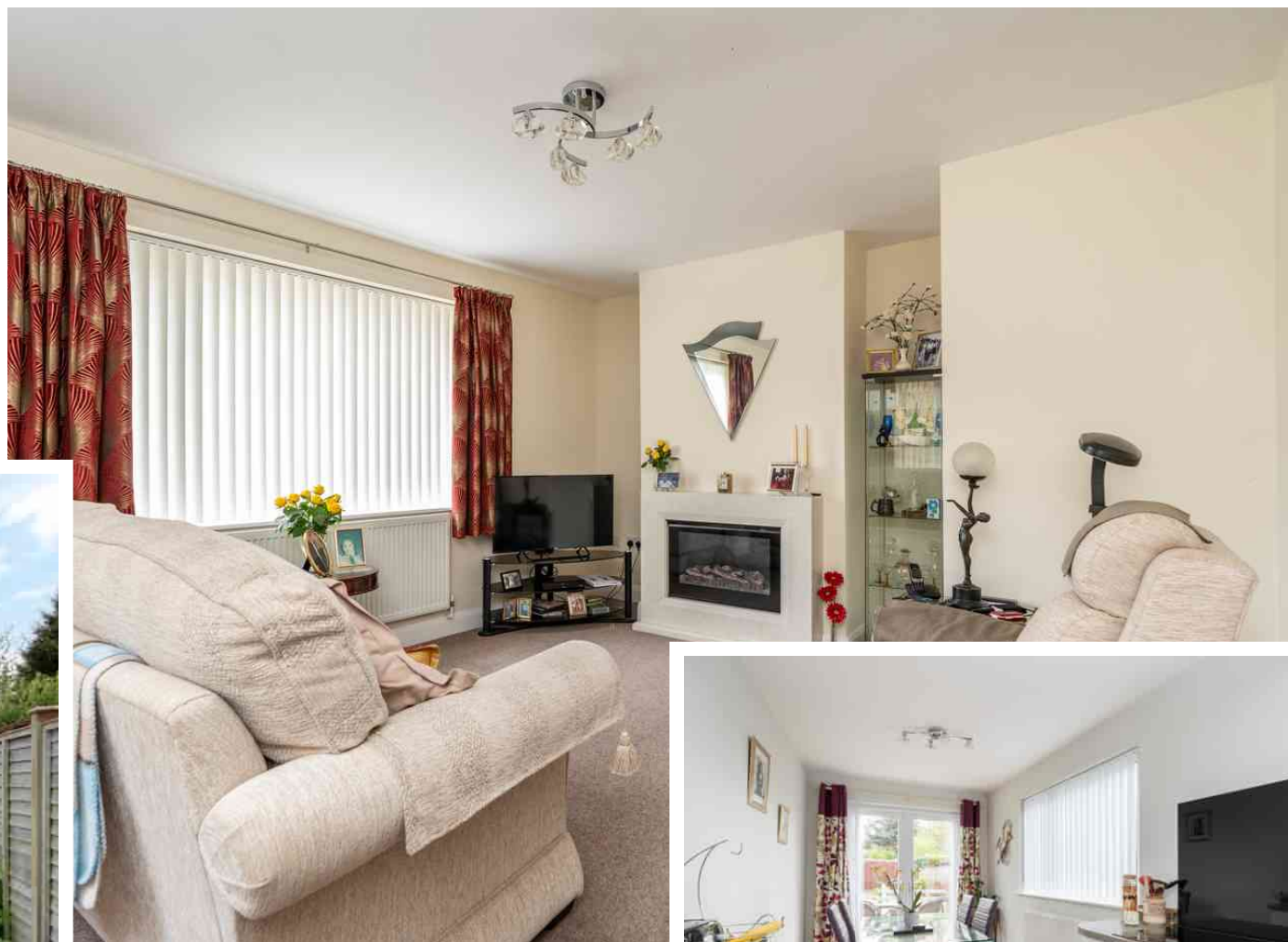
ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door with obscure glazed window to the side leading into the entrance hall. With Karndean flooring, radiator, access to the loft space and recessed ceiling lighting. Wall mounted digital timer for the gas central heating and built in boiler cupboard housing the Worcester combination central heating boiler, fuse box for the electrics, water softer and gas meter.



A hugely deceptive modernised and improved detached bungalow having a large open plan modern kitchen diner with French doors to the rear garden, lounge, 2 bedrooms with bedroom one benefitting from a generous sized en-suite wet room and dressing room while bedroom two also benefits from en-suite bathroom. Further advantages include separate cloak/laundry room with uPVC double glazing throughout, gas central heating, water softener, driveway and enclosed rear garden.



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LOUNGE

12' 5" x 16' 4" (maximum measurement including chimney breast) (3.78m x 4.98m)#

Having dual aspect windows to the front and side the room is served with radiator, ceiling light point, television aerial point and feature log effect electric fire with fitted surround.

OPEN PLAN KITCHEN/DINER

21' 2" x 10' 4" (6.45m x 3.15m)

Having a well appointed modern fitted kitchen with counter tops, inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units. Integrated fridge, integrated freezer, integrated Neff oven and grill with Neff microwave oven above, integrated four ring electric hob & glass splash back and integrated dishwasher. Two windows to the side aspect, French doors leading to the garden, radiator, recessed ceiling lighting within the kitchen area, additional recessed lighting and ceiling light point within the dining area and Karndean flooring running throughout.

CLOAKROOM/LAUNDRY ROOM

8' 5" x 5' 6" (2.57m x 1.68m)

Comprising a two piece suite with wc with concealed cistern, wash hand basin with mixer tap and vanity unit.

Counter top, base level storage unit and plumbing for automatic washing machine. Karndean flooring, radiator, ceiling light point, extractor fan and obscure glazed door leading to the rear.

BEDROOM ONE

12' 5" x 9' 11" (3.78m x 3.02m)

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



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BURGESS** Est 1996

EN-SUITE WET ROOM

8' 5" x 7' 11" (2.57m x 2.41m)

Having shower area with wall mounted mains fed shower and handheld shower attachment, fitted shower screen, drainage directly on the floor and non slip flooring. Wc, wall mounted wash hand basin with storage beneath and mixer tap. Recessed ceiling lighting, obscure glazed window to the front and wall mounted electric heater and heated towel rail.

WALK IN DRESSING ROOM

8' 7" x 7' 11" (2.62m x 2.41m)

Having roof lantern light, recessed ceiling lighting and radiator. This room is currently being used as a dressing room but has a variety of potential uses including study/office space.

BEDROOM TWO

9' 11" x 12' 10" (3.02m x 3.91m)

Having window to the rear aspect, radiator and ceiling light point.

EN-SUITE BATHROOM

8' 1" x 8' 10" (2.46m x 2.69m) (maximum measurements in an irregular shaped room)

Having panel bath with mixer tap, wall mounted mains fed shower, fitted shower screen. Wc, wash hand basing with mixer tap and wall mounted storage unit, heated towel rail, obscure glazed window to the rear aspect, extractor fan and recessed ceiling lighting.

EXTERIOR

The property is approached over a drop kerb which leads to a parking area being a combination of granite gravel and concrete hard standing providing off road parking. Plant and shrub border to the left hand side of the driveway and part low level wall to the front boundary. Pathway to the right hand side of the bungalow leads to the side entrance door served with storm canopy above, lighting within and outside tap. Gated access leads to the rear garden which have been designed with low maintenance in mind and are a mixture of paved patio seating areas, granite gravel and decked seating area toward the rear of the garden providing entertaining space. Within the garden is a timber shed and the garden is enclosed with fencing and served with outside lighting.

SERVICES

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

REFERENCE

29025687/060525/MAN



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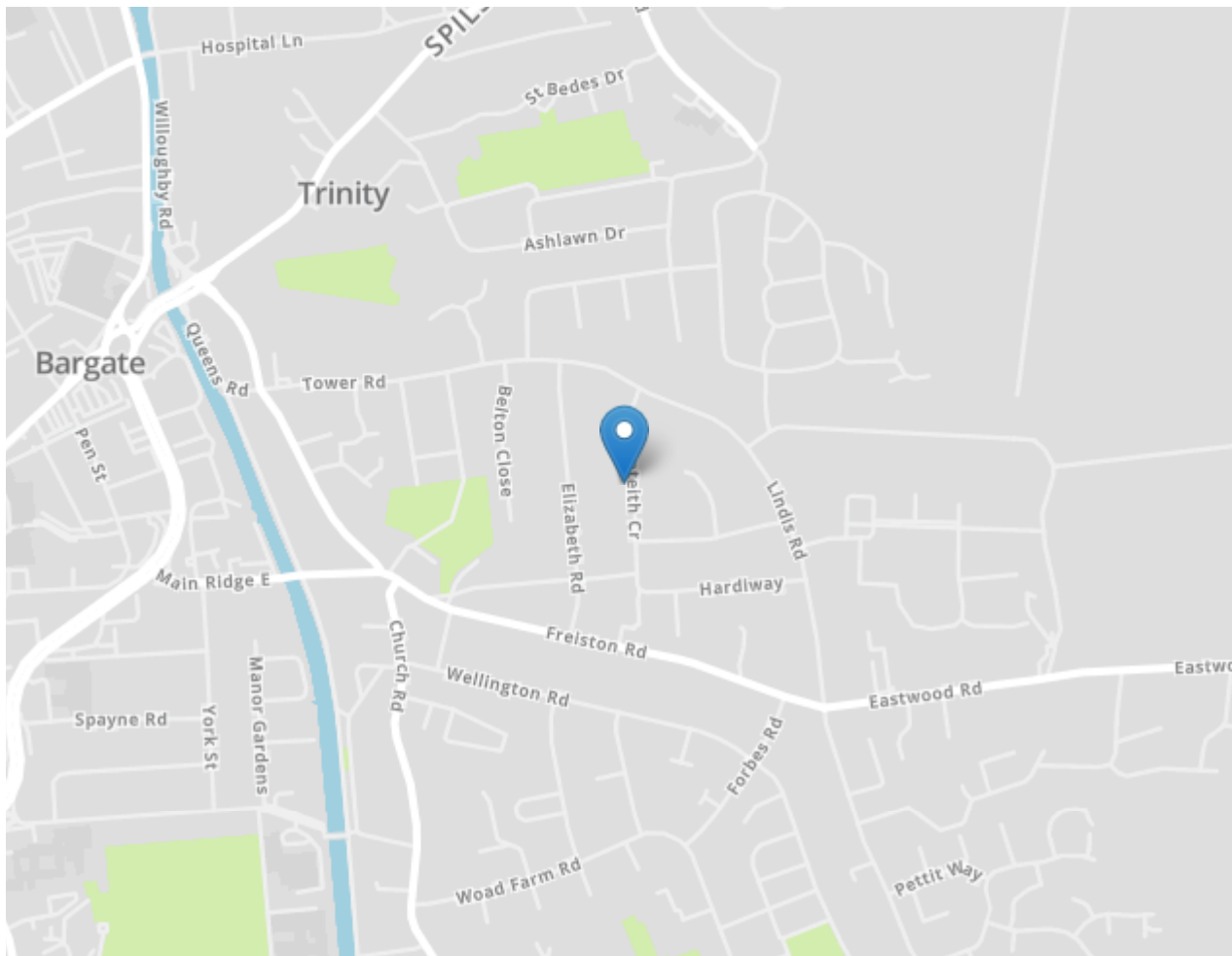
AGENT'S NOTES

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.

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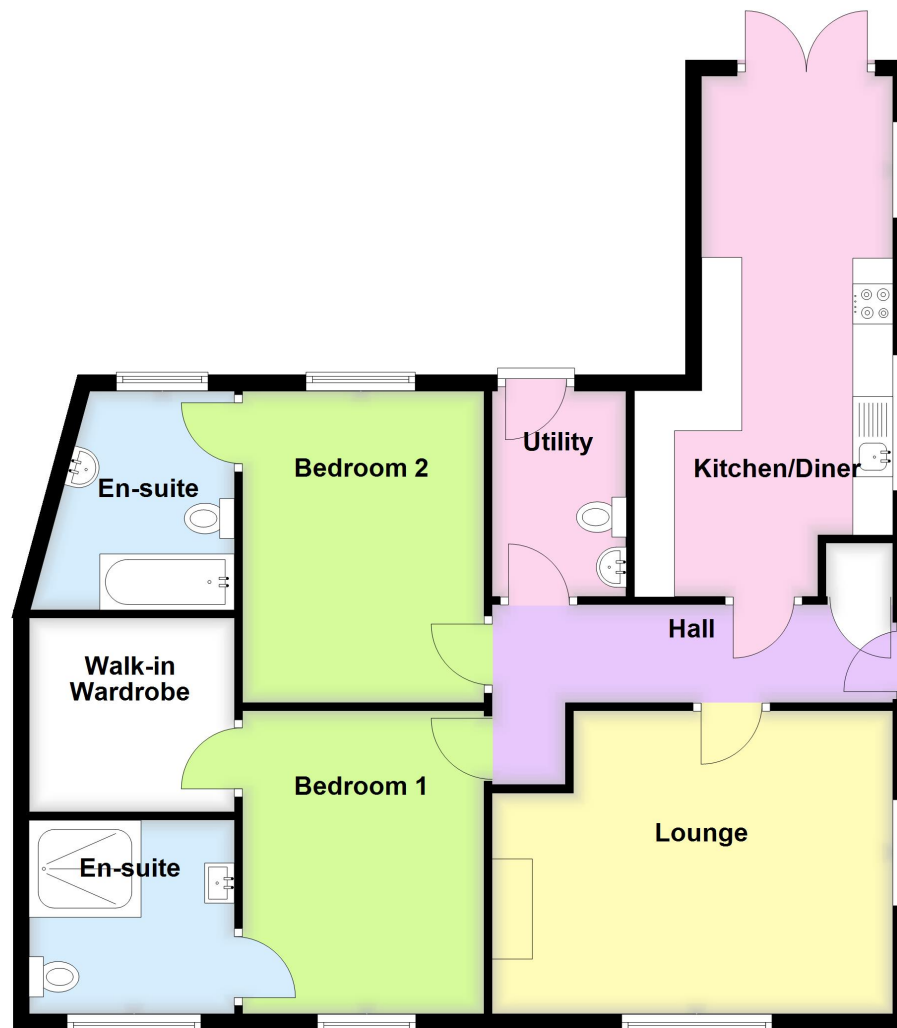
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 92.3 sq. metres (993.6 sq. feet)



Total area: approx. 92.3 sq. metres (993.6 sq. feet)

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