



£217,500

128 Eastwood Road, Boston, Lincolnshire PE21 0PW

SHARMAN BURGESS

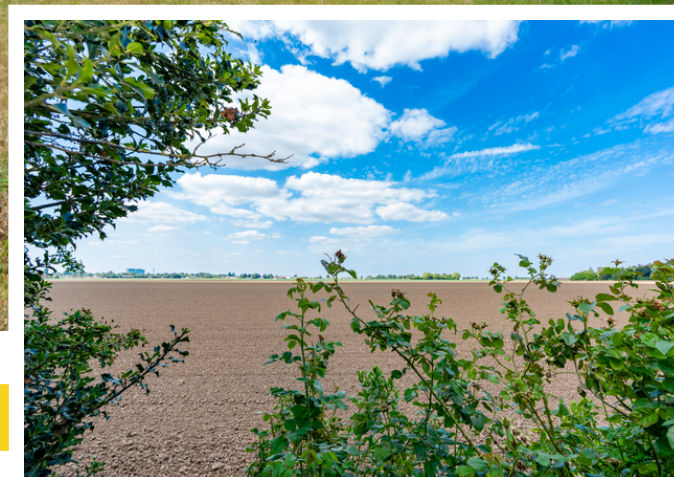
128 Eastwood Road, Boston, Lincolnshire
PE21 0PW
£217,500 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, radiator, ceiling recessed lighting, access to loft space, wall mounted electric fuse box.

A versatile detached bungalow offering 2/3 bedroomed accommodation, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, 2/3 bedrooms, family bathroom, open plan kitchen diner and additional garden/living room to the rear with French doors opening onto the garden. Further benefits include a driveway, uPVC double glazing, gas central heating and enclosed rear garden with open field views beyond.



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OPEN PLAN KITCHEN DINER

21' 5" (maximum) x 11' 1" (maximum) (6.53m x 3.38m)

Having counter tops with inset ceramic one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, integrated oven and grill, four ring gas hob with stainless steel fume extractor above, ceiling recessed lighting, open plan through to dining area comprising radiator, fireplace with decorative tiled hearth and space for ornamental fire, built-in storage units, boiler cupboard housing the Alpha gas central heating boiler, part open plan/part pocket double doors through to: -

GARDEN ROOM/LIVING ROOM

18' 3" x 6' 9" (5.56m x 2.06m)

Having French doors leading out to the rear garden, windows to rear elevation, additional rear entrance door, radiator, ceiling recessed lighting, built-in utility cupboard with decorative tiled floor and plumbing for automatic washing machine.

BEDROOM ONE

11' 0" (maximum) x 10' 11" (maximum) (3.35m x 3.33m)

Having window to front elevation, radiator, ceiling recessed lighting.

BEDROOM TWO

10' 11" (maximum) x 8' 5" (maximum) (3.33m x 2.57m)

Having window to side elevation, radiator, ceiling recessed lighting.

BEDROOM THREE/ADDITIONAL RECEPTION ROOM

11' 0" (maximum) x 10' 11" (maximum) (3.35m x 3.33m)

Having window to front elevation, radiator, ceiling recessed lighting.



**SHARMAN
BURGESS** Est 1996

BATHROOM

7' 6" x 5' 11" (2.29m x 1.80m)

Having wash hand basin with mixer tap and vanity unit beneath, high cistern WC, panelled bath with wall mounted mains fed shower with hand held shower attachment and fitted shower screen, tiled splashbacks, decorative tiled floor, heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed window to side elevation.

EXTERIOR

To the front, the property has a dropped kerb leading to a driveway which provides off road parking. There is a slate front garden with low level wrought iron fencing to the front boundary. Gated access leads to the: -

REAR GARDEN

The rear garden comprises a decked seating area and additional paved seating area, leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed and served by outside lighting and enjoys views over open farmland to the rear.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

25062025/29260954/DAR



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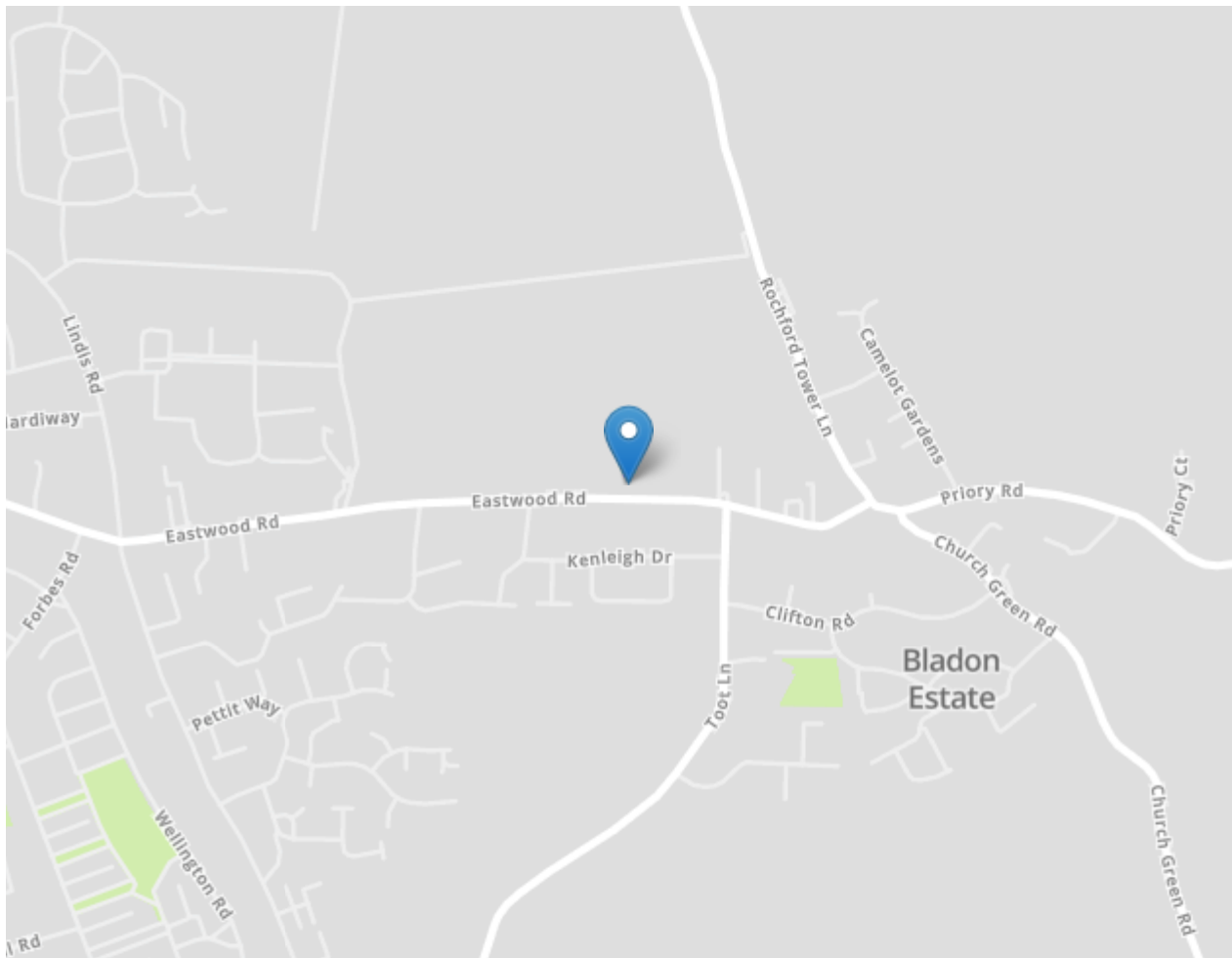
AGENT'S NOTES

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. 72.7 sq. metres (782.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.7 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	