



**£399,950**

Jarra Tay, Frith Bank, Boston, Lincolnshire PE22 7BD

**SHARMAN BURGESS**

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**PE22 7BD**  
**£399,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed side panel, radiator, coved cornice, ceiling light point. Built-in cloak cupboard with wall mounted coat hooks, shelving and light within.

Having an INDOOR HEATED SWIMMING POOL and offering fantastic sized living accommodation, is this large detached bungalow. Accommodation comprises an initial entrance hall, lounge, dining room, kitchen and utility room. There are three generous double bedrooms, with bedroom one having en-suite facilities and a further family bathroom. The bungalow has a large driveway which provides ample off road parking for numerous vehicles and a detached brick and tiled double garage with electric doors. Oil central heating. NO ONWARD CHAIN.



**SHARMAN BURGESS**

### LOUNGE

20' 4" (maximum measurement including chimney breast) x 18' 9" (6.20m x 5.71m)

Having bow window to front aspect, sliding patio doors leading to the rear, two radiators, coved cornice, ceiling light point, additional wall mounted lighting, TV aerial point, wiring for satellite TV, feature open fireplace with tiled hearth, exposed brickwork surround and display mantle above.

### DINING ROOM

12' 5" x 14' 9" (3.78m x 4.50m) (both maximum measurements)

With glazed double doors from the entrance hall, sliding patio door leading to the exterior, radiator, coved cornice, ceiling light point, telephone point, door to inner hall.

### KITCHEN

9' 9" x 12' 5" (2.97m x 3.78m) (both maximum measurements)

Having counter tops with matching upstands, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units, matching eye level wall units including glazed display cabinets, waist height oven and grill, four ring electric hob with fume extractor above, plumbing for dishwasher, tiled floor, radiator, coved cornice, ceiling mounted strip lights, window.



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### UTILITY ROOM

6' 9" x 7' 0" (2.06m x 2.13m) (both maximum measurements)  
Having counter top, stainless steel sink and drainer unit, base level storage unit, plumbing for automatic washing machine, space for twin height fridge freezer, coved cornice, ceiling mounted strip light, radiator, tiled floor, window to rear aspect, obscure glazed door leading to the pool room.

### INNER HALL

Having radiator, coved cornice, ceiling light point, access to roof space.

### BEDROOM ONE

13' 6" (maximum measurement) x 13' 7" (maximum measurement including built-in wardrobes) (4.11m x 4.14m)  
Having window to front aspect, radiator, coved cornice, ceiling light point, built-in bedroom furniture including bedside drawers and shelving, wardrobes with hanging rails within and overhead storage lockers. Door to: -

### EN-SUITE BATHROOM

9' 4" x 5' 2" (2.84m x 1.57m) (both maximum measurements)  
Having a four piece suite comprising corner bath with mixer tap and hand held shower attachment and additional wall mounted electric shower above and fitted shower screen, pedestal wash hand basin, bidet, WC, obscure glazed window to front aspect, ceiling light point, extractor fan, fully tiled walls, heated towel rail, wall mounted electric consumer unit. Door leading to initial entrance hall allowing the bathroom/en-suite to be access from that side of the property if required.





### **BEDROOM TWO**

17' 1" x 10' 5" (5.21m x 3.17m) (both maximum measurements)  
Having window to side aspect, radiator, coved cornice, ceiling light point.

### **BEDROOM THREE**

10' 5" x 15' 0" (3.17m x 4.57m) (both maximum measurements)  
Having window to side aspect, radiator, coved cornice, ceiling light point, built-in bedside drawers and single wardrobe to either side with hanging rails within.

### **FAMILY BATHROOM**

Having a four piece suite comprising pedestal wash hand basin with mixer tap, panelled bath with mixer tap, WC, shower cubicle with wall mounted mains fed shower and bi-fold shower screen, fully tiled walls, two ceiling light points, obscure glazed window to rear aspect, radiator, airing cupboard with hot water cylinder and slatted linen shelving within.

### **POOL & GAMES ROOM**

38' 6" x 34' 8" (11.73m x 10.57m) (both maximum internal measurements)  
Having a kidney shaped heated swimming pool, with cover and steps (to be included within the sale). The room has a further carpeted seating space providing an ideal games area, which currently houses a pool table (which can be included within the sale depending upon an agreed/negotiated price). The room benefits from eight sets of sliding patio doors, additional personnel door leading to the exterior, six radiators, wall and ceiling mounted lighting, wall mounted electric fuse box, counter top with base level units beneath housing the pool filtration system.



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## EXTERIOR

The property is approached via double gates leading to the large gravelled driveway which provides ample off road parking and hardstanding for numerous vehicles. The front garden is predominantly laid to lawn, with Laurel hedging to the front boundary. The driveway extends to the right hand side of the bungalow and widens to the rear allowing for further parking space and providing vehicular access to the detached double garage. As well as the front garden, the property benefits from three further courtyard style gardens that surround the property, with raised beds and borders containing a variety of flowering plants and shrubs. One of the seating areas comprises a raised concrete base with polycarbonate covering above providing sheltered seating space. The gardens are served by an external tap and lighting and are enclosed by fencing and hedging.

## DETACHED DOUBLE GARAGE

21' 8" x 21' 1" (6.60m x 6.43m)

Having electric door, served by power and lighting, window to side aspect, courtesy door to exterior.

## LARGE GREENHOUSE

To be included within the sale and situated to the rear of the sheltered seating area.

## SERVICES

Mains water and electricity are connected to the property. Drainage is to a private septic tank. The property is served by oil fired central heating.

## REFERENCE

26297852/15052023/MOO



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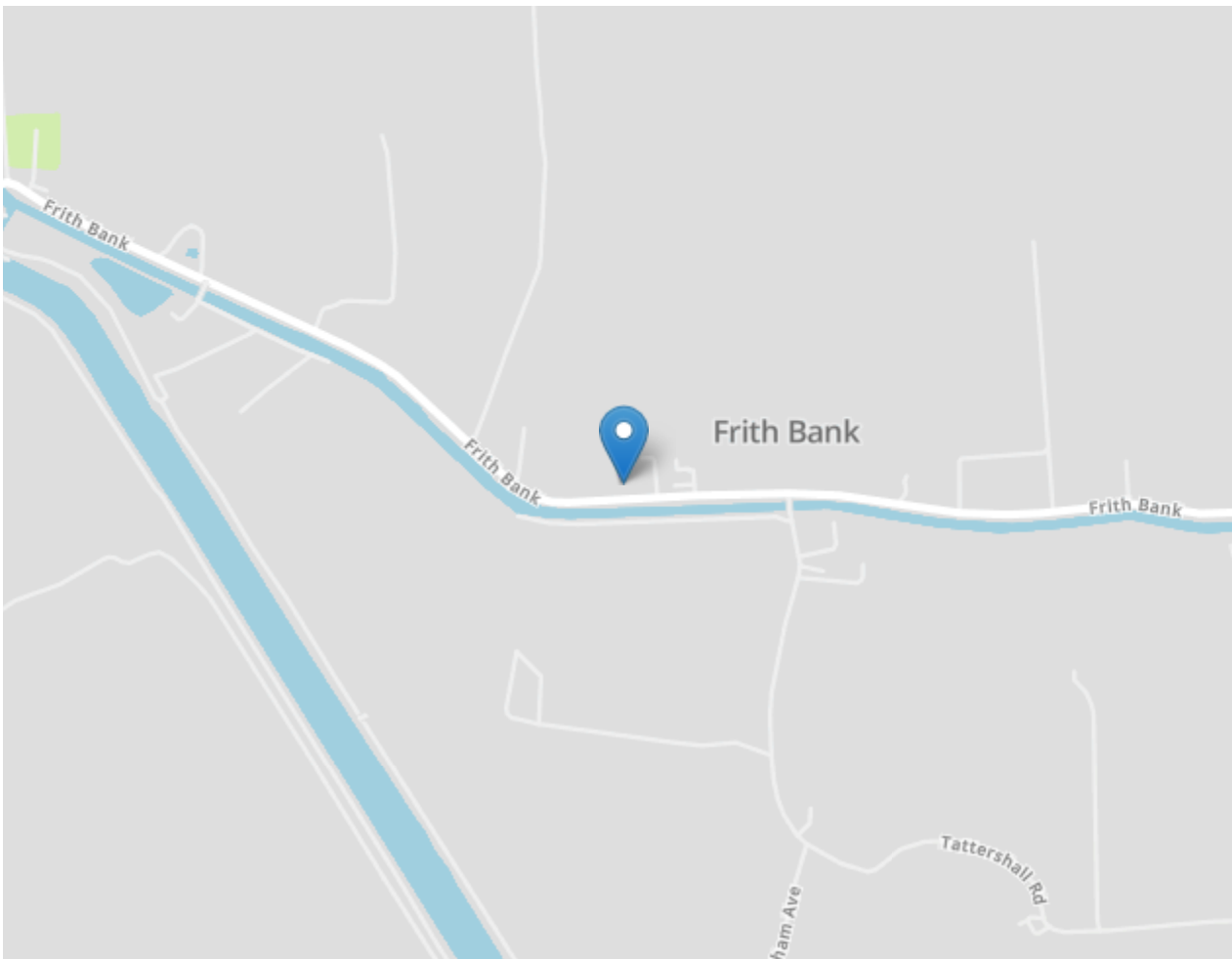
## AGENT'S NOTES

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.



**SHARMAN BURGESS**

Ground Floor  
Approx. 288.7 sq. metres (3108.0 sq. feet)



Total area: approx. 288.7 sq. metres (3108.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</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	