



**£169,950**

Elvina, Meer Booth Road, Antons Gowt, Boston, Lincolnshire PE22 7BG

**SHARMAN BURGESS**



**Elvina, Meer Booth Road, Antons Gowt,  
Boston, Lincolnshire PE22 7BG  
£169,950 Freehold**

#### ACCOMMODATION

##### KITCHEN

9' 0" x 9' 0" (2.74m x 2.74m)

Having uPVC side entrance door, range of fitted wall and base level units, areas of work surface, inset stainless steel sink and drainer, space for cooker, space and plumbing for automatic washing machine, space for under counter fridge, dual aspect double glazed windows, coved cornice, electric storage heater, door to: -

##### INNER HALL

Having airing cupboard housing the hot water cylinder, electric storage heater, doors arranged off to the lounge, bathroom and two bedrooms.

A detached two bedroomed bungalow situated in a semi-rural position with open field views to both the front and rear aspects, being offered for sale with NO ONWARD CHAIN. Accommodation comprises a kitchen, lounge, inner hallway, two bedrooms and bathroom. Further benefits include off road parking, garage and rear garden.



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### LOUNGE

13' 0" x 11' 10" (3.96m x 3.61m)

Having double glazed window to front elevation, coved cornice, TV aerial point, electric storage heater.

### BEDROOM ONE

12' 1" x 11' 10" (3.68m x 3.61m)

Having double glazed window to rear elevation, electric storage heater, access to roof space, coved cornice, large fitted wardrobe.

### BEDROOM TWO

8' 9" x 10' 3" (2.67m x 3.12m)

Having double glazed window to rear elevation, coved cornice, electric storage heater.

### BATHROOM

Being fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panelled bath, extractor fan, double glazed window to side elevation, electric heater, partly tiled walls.

### EXTERIOR

To the front is a small gravelled area which provides off road parking as well as a driveway which extends along the side of the property and gives vehicular access to the garage. There is a lawned front garden with open field views to the front aspect.

### DETACHED GARAGE

Having up and over door, window to side elevation, personal door to side elevation, served by power and lighting.



**SHARMAN  
BURGESS** Est 1996



### REAR GARDEN

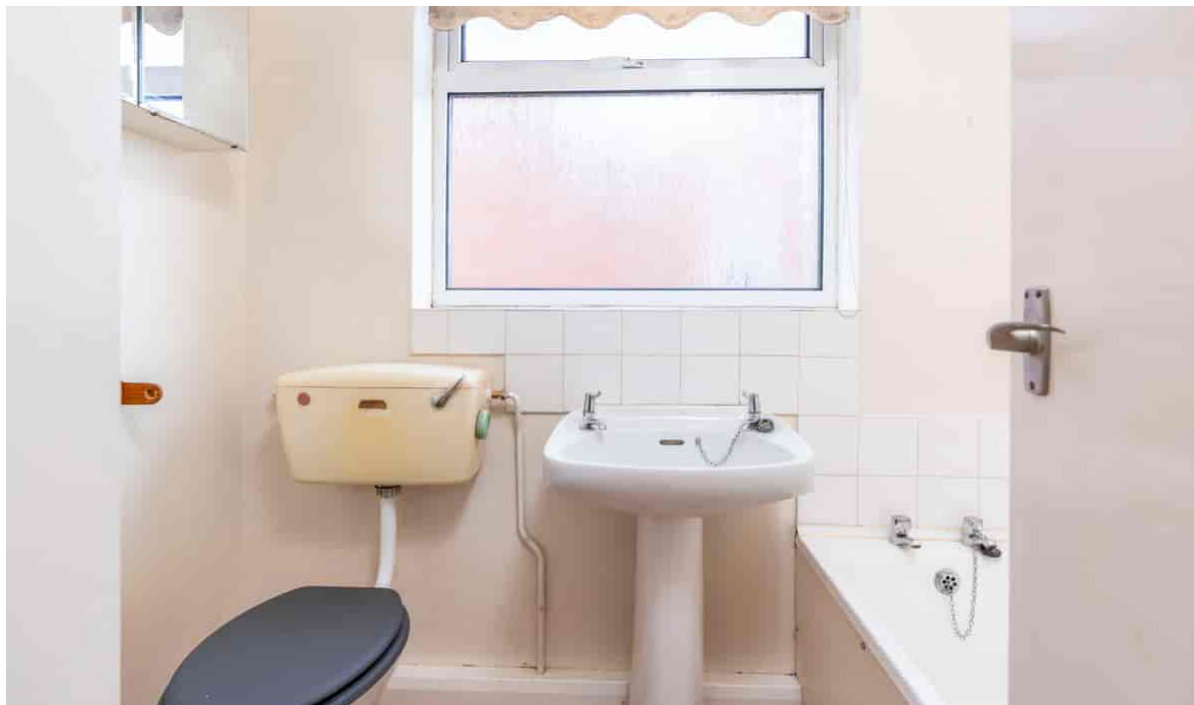
Comprising a paved patio seating area and a further lawned area. There is a hedgerow to the rear boundary with open field views beyond. The garden houses a timber shed and there is also a further shed which adjoins the garage.

### SERVICES

Mains water, electricity and drainage are connected. Council Tax Band B.

### REFERENCE

04032025/28584310/HAR





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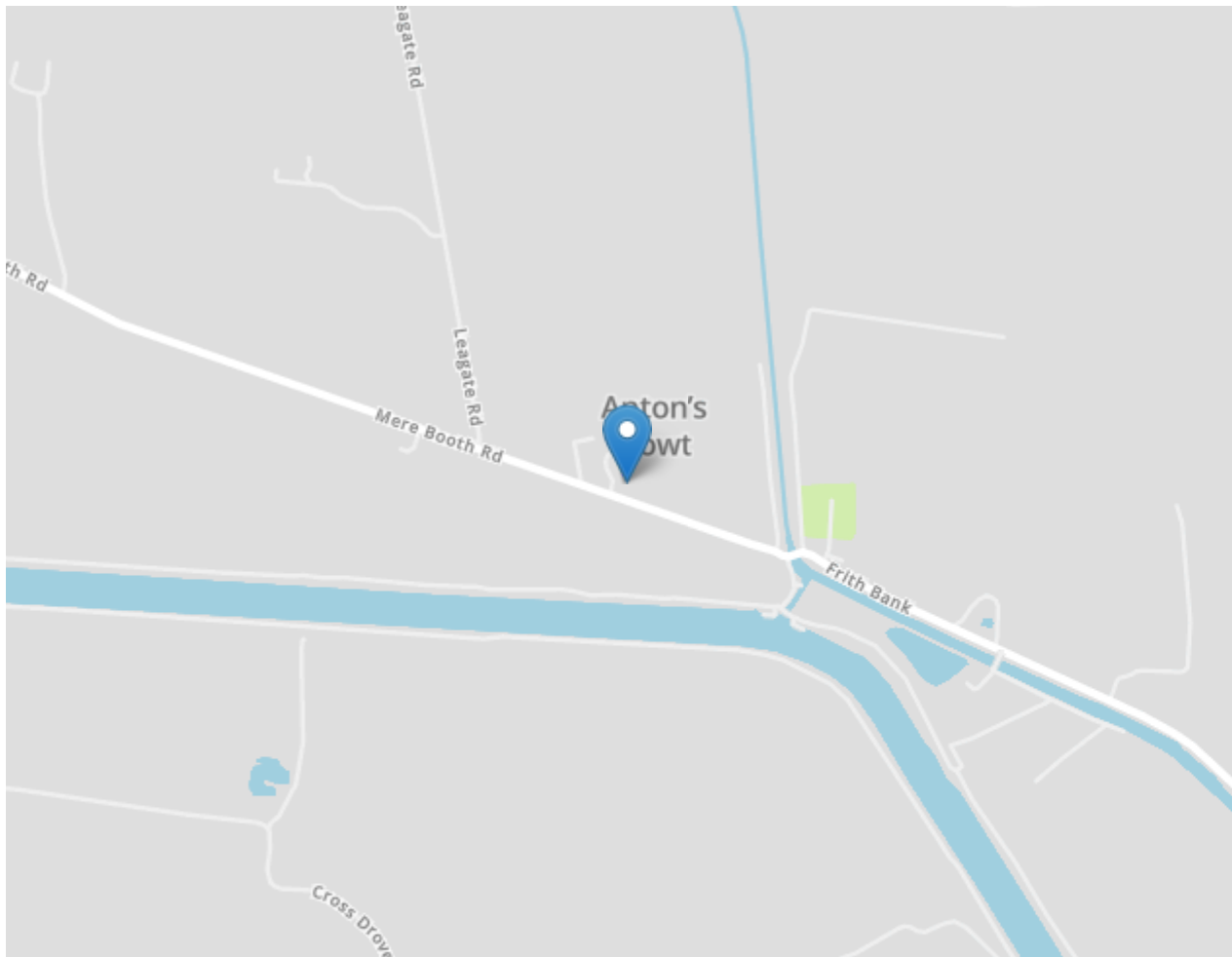
## AGENT'S NOTES

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. 50.0 sq. metres (538.0 sq. feet)



Total area: approx. 50.0 sq. metres (538.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	44	100
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC