



SHARMAN BURGESS Est. 1996
FOR SALE
01205 361161

£169,950

16 Greenwood Drive, Boston, Lincolnshire PE21 9EW

SHARMAN BURGESS

**16 Greenwood Drive, Boston, Lincolnshire
PE21 9EW
£169,950 Freehold**

ACCOMMODATION

L-SHAPED ENTRANCE HALL

Having a partially obscure glazed side entrance door, wood effect laminate flooring, radiator with fitted cover, coved cornice, two ceiling light points, wall mounted coat hooks, built-in cloak cupboard with hanging rails and slatted linen shelving within.

LOUNGE

15' 7" (maximum) x 10' 9" (maximum into recess) (4.75m x 3.28m)

Having window to front aspect, two radiators, coved cornice, ceiling light point with ornamental ceiling rose, TV aerial point, fireplace with fitted hearth and display surround and space for electric fire.

An extremely well maintained semi-detached bungalow situated in a highly sought after residential location within close proximity to Boston Town Centre. Accommodation comprises a refitted breakfast kitchen, lounge, bathroom, two bedrooms and a uPVC double glazed conservatory arranged off bedroom two. Further benefits include gas central heating, a good sized driveway with gated access, single garage and enclosed garden to the rear. Offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



BREAKFAST KITCHEN

10' 1" x 8' 7" (3.07m x 2.62m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel circular sink and drainer with mixer tap, base level storage units, drawer units and wall units with glazed display cabinets, work surface breakfast bar, plumbing for dishwasher, plumbing for automatic washing machine, space for fridge freezer, integrated oven and grill, four ring gas hob with fume extractor above, window to front aspect, coved cornice, ceiling light point.

BEDROOM ONE

14' 3" (maximum) x 10' 9" (maximum) (4.34m x 3.28m)

Having window to rear aspect, radiator, ceiling light point, built-in double wardrobe with hanging rail within, access to roof space served by loft ladder, built-in bedroom furniture including bedside cabinets and shelving and further built-in wardrobes with hanging rails within.

BEDROOM TWO

8' 8" (maximum) x 8' 7" (maximum) (2.64m x 2.62m)

Having wood effect laminate flooring, window to side aspect, ceiling light point, radiator, built-in double wardrobe housing the Worcester combination gas central heating boiler. Door to: -

CONSERVATORY

12' 7" x 6' 0" (3.84m x 1.83m)

Of uPVC construction with polycarbonate roof. Having sliding patio door to rear garden, radiator, wall mounted lighting.



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BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising WC, wash hand basin, bath with wall mounted Bristan electric shower above and concertina shower screen, fully tiled walls, ceiling light point, obscure glazed window, heated towel rail.

EXTERIOR

To the front, the property has a dropped kerb leading to the first part of the driveway which has hardstanding. The front garden is laid to low maintenance gravel with decorative paving. Double wrought iron gates lead to the remainder of the driveway which extends to the left hand side of the bungalow and provides vehicular access to garage and is also served by tap and lighting.

SINGLE GARAGE

17' 6" x 8' 7" (5.33m x 2.62m)

Having up and over door, served by power and lighting, personnel door to rear garden.

The low maintenance rear garden is laid to gravelled areas with decorative paved area towards the centre.

The garden is fully enclosed by wall and fencing and served by outside lighting.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

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

REFERENCE

26032024/27463066/GRE



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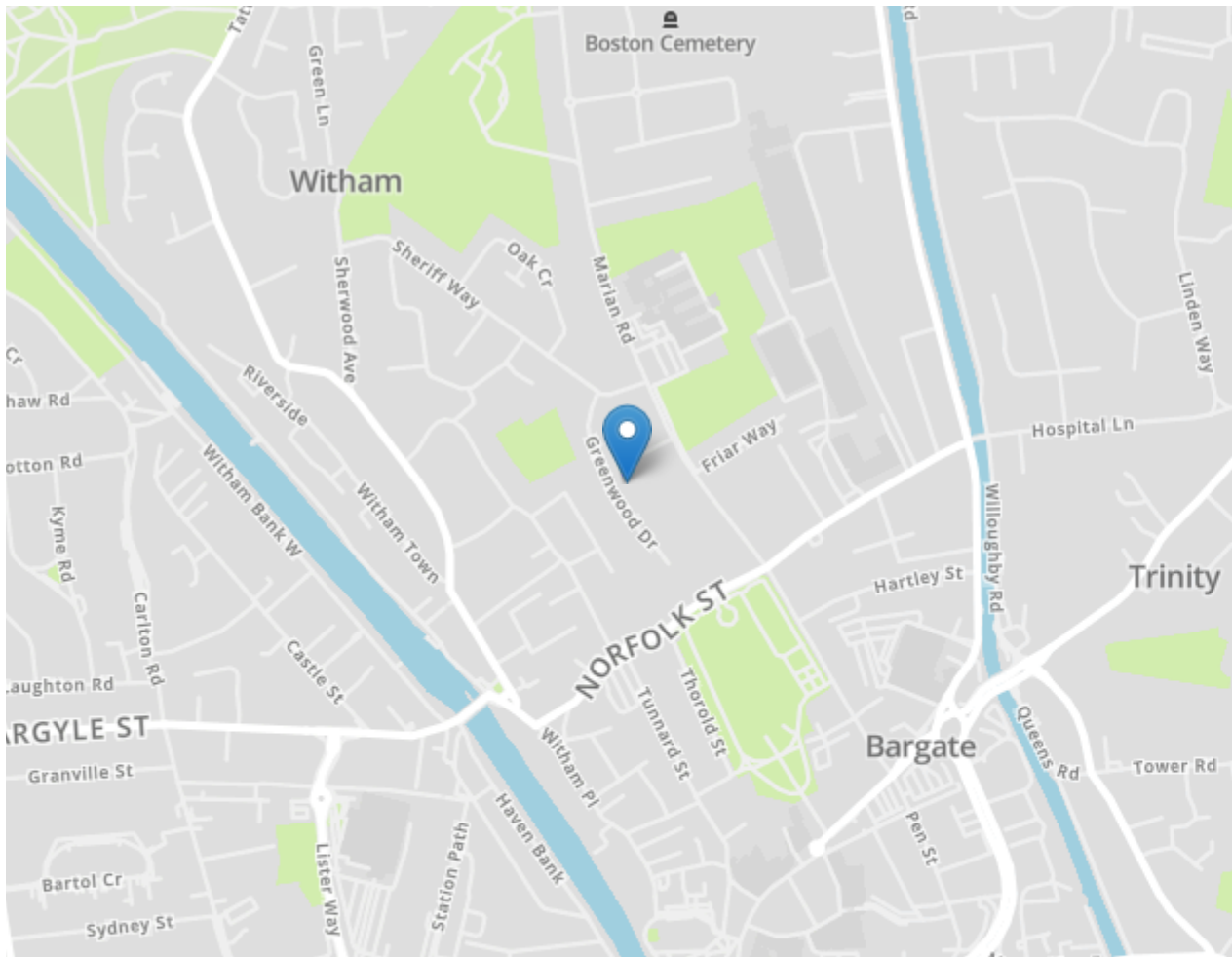
AGENT'S NOTES

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.

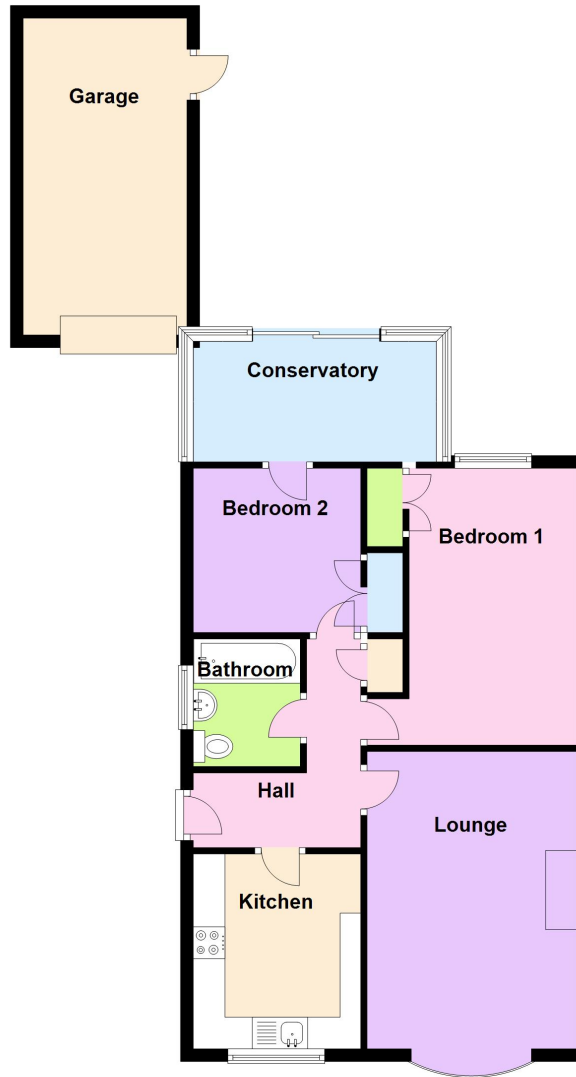
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 76.3 sq. metres (821.3 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	