



**SHARMAN  
BURGESS**  
For Sale  
01205 361161

**£244,950**

49 Greenwood Drive, Boston, Lincolnshire PE21 9EW

**SHARMAN BURGESS**

**49 Greenwood Drive, Boston, Lincolnshire**  
**PE21 9EW**  
**£244,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

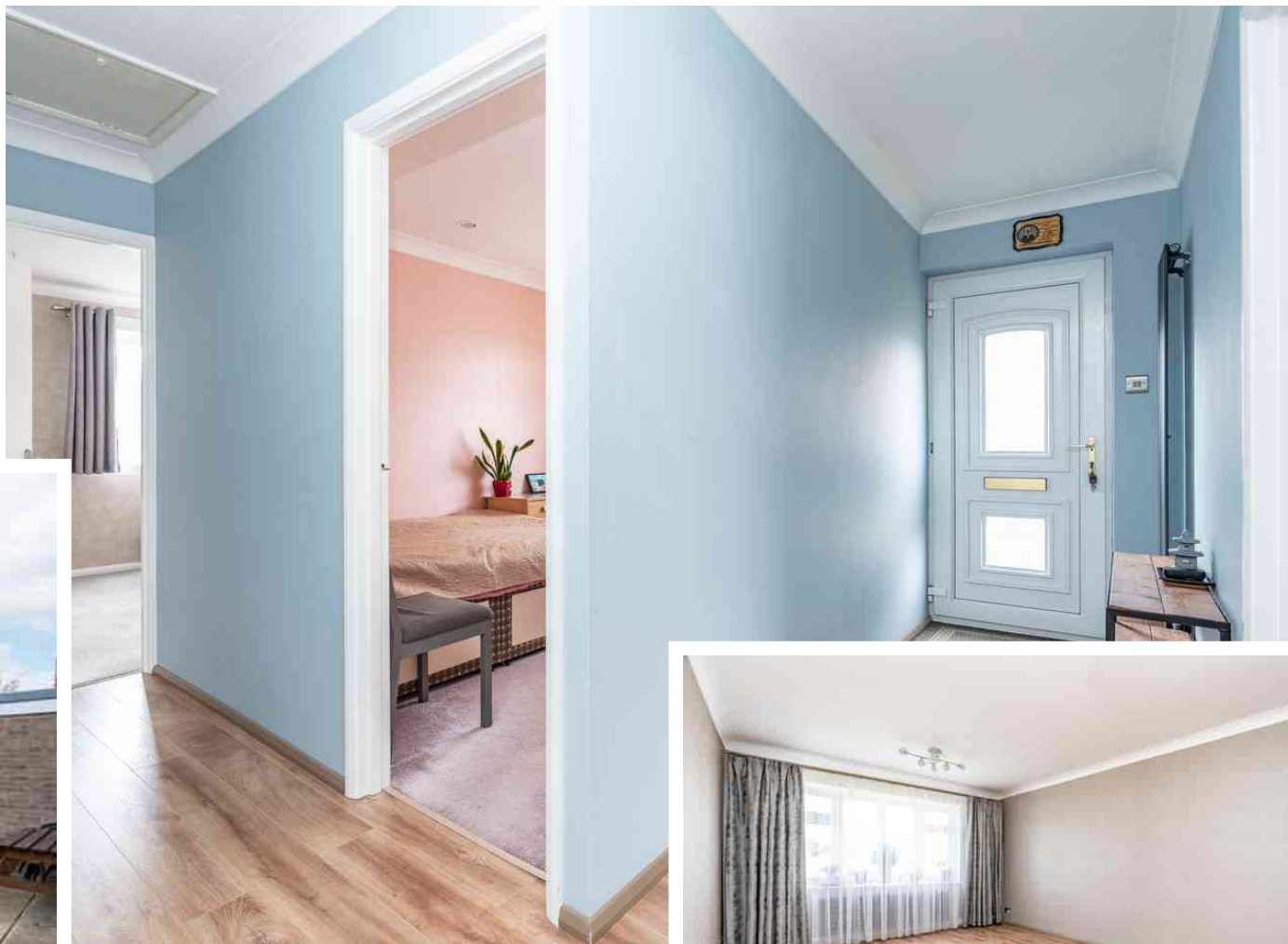
Having partially obscure glazed sized entrance door, wood effect laminate flooring, coved cornice, ceiling light point, access to roof space, radiator, built-in cloak cupboard with hanging rail and shelving within.

**LOUNGE**

16' 8" (maximum) x 12' 3" (maximum) (5.08m x 3.73m)

Having bow window to front aspect, radiator, coved cornice, two ceiling light points, wood effect laminate flooring.

A detached bungalow having been improved and renovated by the current vendors, situated in a highly popular cul-de-sac location within close proximity of Boston Town Centre. Accommodation comprises an entrance hall, lounge, modern refitted kitchen diner, modern refitted bathroom, separate WC and three well proportioned bedrooms. Further benefits include a driveway, single garage, approximate south westerly facing rear garden and gas central heating. NO ONWARD CHAIN



**SHARMAN BURGESS**



### **KITCHEN DINER**

15' 3" (maximum) x 9' 6" (maximum) (4.65m x 2.90m)  
Having a modern well appointed fitted kitchen comprising counter tops, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated electric oven and grill, four ring gas hob with fume extractor above, plumbing for automatic washing machine, space for twin height fridge freezer, window to front aspect, partially obscure glazed side entrance door, ceiling recessed lighting, wood effect laminate flooring.

### **BEDROOM ONE**

12' 7" (maximum) x 10' 2" (maximum) (3.84m x 3.10m)  
Having window to rear aspect, radiator, coved cornice, ceiling light point.

### **BEDROOM TWO**

14' 5" (maximum) x 9' 2" (maximum) (4.39m x 2.79m)  
Having window to rear aspect, radiator, coved cornice, ceiling light point.

### **BEDROOM THREE**

9' 7" (maximum) x 8' 4" (maximum) (2.92m x 2.54m)  
Having window to side aspect, radiator, coved cornice, ceiling light point.

### **BATHROOM**

Being fitted with a modern two piece suite comprising large wash hand basin with mixer tap and vanity unit beneath, tiled panelled bath with wall mounted mains fed shower above and hand held shower attachment, tiled floor, fully tiled walls, ceiling recessed lighting, heated towel rail, obscure glazed window to side aspect.



**SHARMAN  
BURGESS** Est 1996

### SEPARATE WC

With push button WC, tiled floor, walls tiled to approximately half height, obscure glazed window to side aspect, ceiling light point.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which extends to the right hand side of the property and provides off road parking as well as vehicular access to the garage. The front garden is laid to lawn.

### GARAGE

17' 2" x 9' 6" (5.23m x 2.90m)

Having up and over door, served by power and lighting.

### REAR GARDEN

The garden benefits from a pleasant south westerly facing aspect and comprises a paved patio seating area and a lawned section. The garden is enclosed to the majority by fencing and houses a timber workshop/shed served by power.

### SERVICES

Mains gas, electricity, water and drainage are connected to the property. The gas central heating boiler is located in the loft.

### REFERENCE

22052024/27676642/DEK



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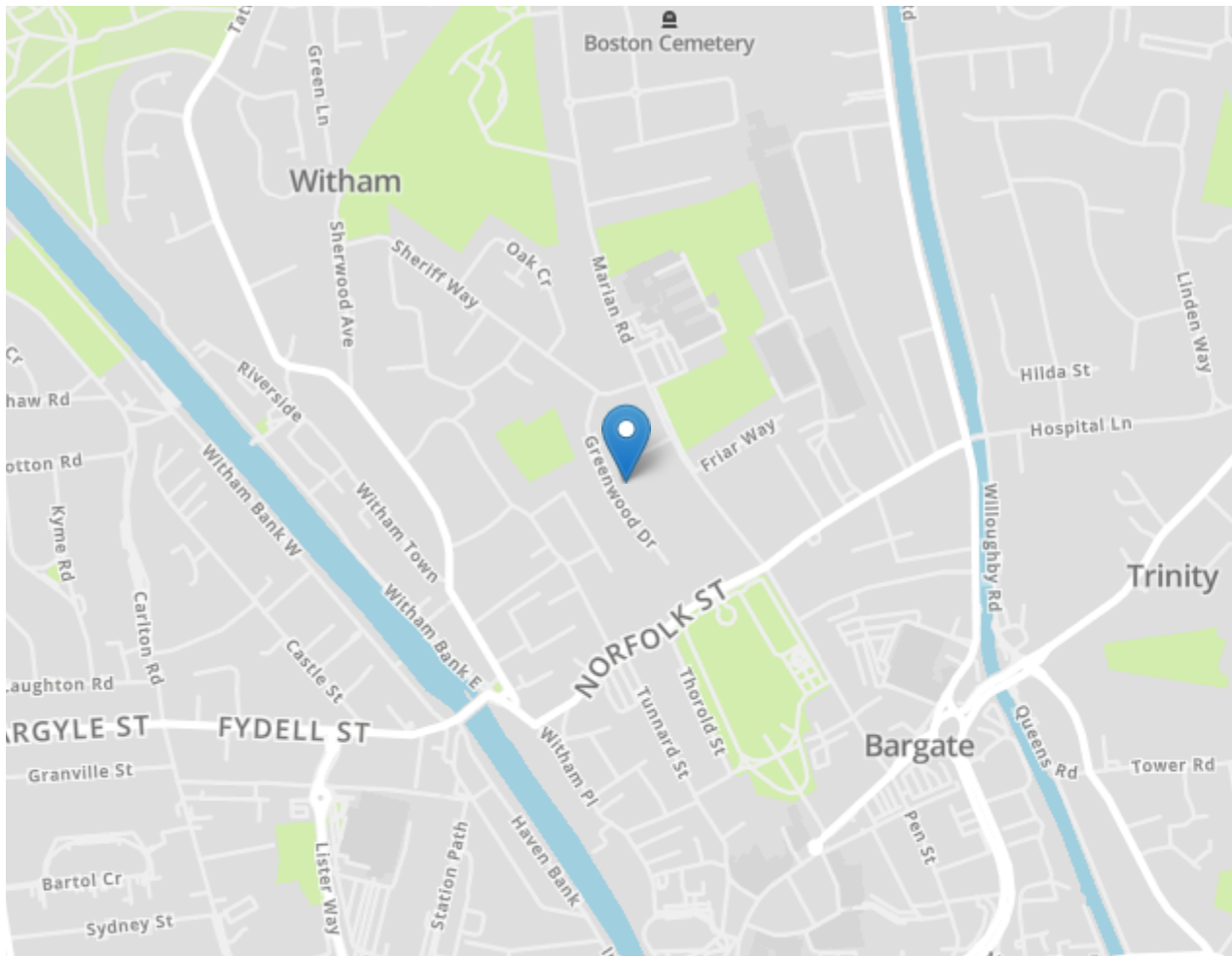
## AGENT'S NOTES

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.

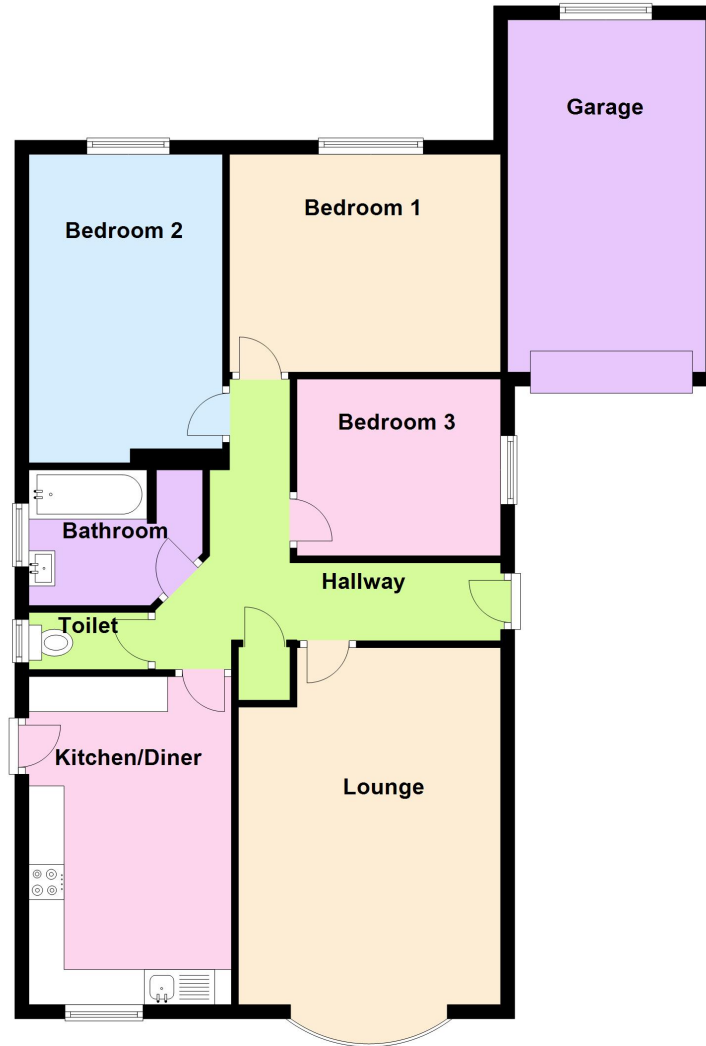
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 96.0 sq. metres (1033.7 sq. feet)



Total area: approx. 96.0 sq. metres (1033.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(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	