



£199,950

65 Taylor Close, Fishtoft, Boston, Lincolnshire PE21 0NL

SHARMAN BURGESS

**65 Taylor Close, Fishtoft, Boston,
Lincolnshire PE21 0NL
£199,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, radiator, dado rail, ceiling recessed lighting, access to roof space, wall mounted Hive central heating thermostat, built-in cloak cupboard.

LOUNGE

11' 10" x 10' 7" (3.61m x 3.23m)

Having double doors opening to rear garden, radiator, dado rail, coved cornice, two ceiling light points.

A detached bungalow situated in a popular residential location close to amenities and popular primary schools. Accommodation comprises an entrance hall, lounge, breakfast kitchen, three bedrooms and a bathroom. Further benefits include off road parking, enclosed rear garden and gas central heating. Being offered for sale with NO ONWARD CHAIN.



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BREAKFAST KITCHEN

9' 6" (maximum) x 13' 7" (maximum) (2.90m x 4.14m)
Having counter tops, sink and drainer with mixer tap, wood fronted base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with fume extractor above, plumbing for automatic washing machine, return work surface providing breakfast bar, window to rear elevation, ceiling light point, extractor fan, obscure glazed entrance door, radiator, wall mounted Glow Worm gas central heating boiler.

BEDROOM ONE

14' 4" x 8' 9" (4.37m x 2.67m)
Having window to front elevation, radiator, ceiling light point, built-in double wardrobe.

BEDROOM TWO

10' 7" (maximum) x 8' 5" (maximum) (3.23m x 2.57m)
Having window to front elevation, radiator, ceiling light point.

BEDROOM THREE

8' 5" x 10' 3" (2.57m x 3.12m)
Having window to front elevation, radiator, ceiling light point.

BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, bath with wall mounted electric shower above and fitted shower screen, fully tiled walls, extractor fan, ceiling recessed lighting, obscure glazed window.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property is approached over a driveway which provides off road parking. Gated access leads to the rear garden which is initially paved and benefits from a low level wall with steps leading up to a lawned area. The garden is fully enclosed by a mixture of fencing and hedging and houses two timber sheds.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. A replacement gas combination central heating boiler was fitted in April 2024 and a copy of the installation certificate is available to view at the agents office.

REFERENCE

04112024/27661464/SMI



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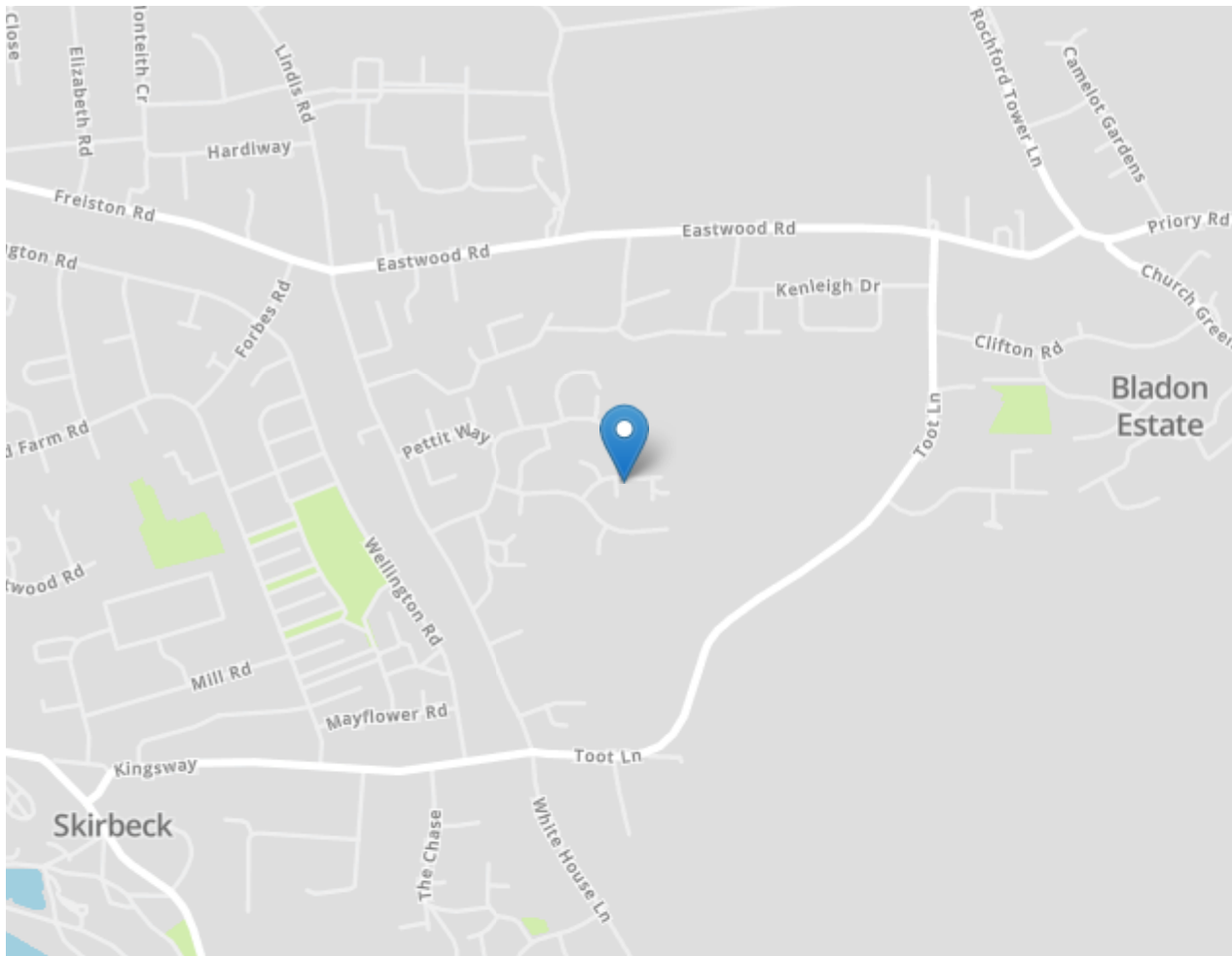
AGENT'S NOTES

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. 70.4 sq. metres (757.7 sq. feet)



Total area: approx. 70.4 sq. metres (757.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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	