



£150,000

Oak Cottage, Broadfield Lane, Boston, Lincolnshire PE21 8DR

SHARMAN BURGESS

**Oak Cottage, Broadfield Lane, Boston,
Lincolnshire PE21 8DR
£150,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having uPVC entrance door, door to lounge, archway through to dining room, staircase rising to first floor.

LOUNGE

11'8" x 12'1" (maximum) (3.56m x 3.68m)

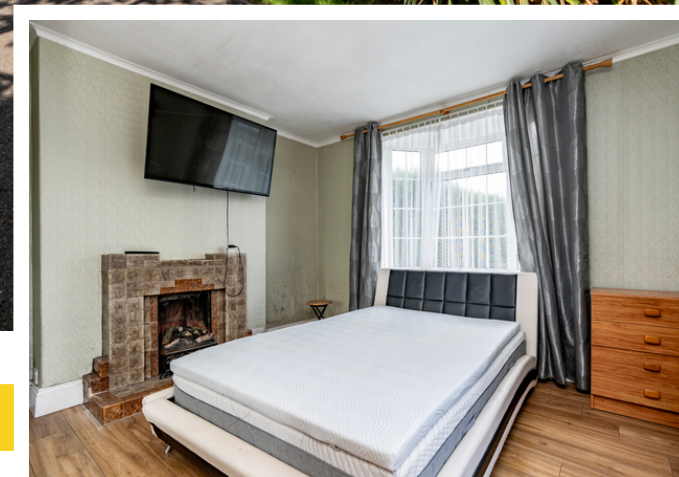
Having double glazed bay window to front elevation, further double glazed window to side elevation, wood laminate flooring, TV aerial point, radiator, tiled fireplace, coved cornice.

DINING ROOM

11'11" x 12'0" (maximum) (3.63m x 3.66m)

Having wood laminate flooring, radiator, double glazed window to side elevation, under stairs storage cupboard, archway through to: -

A good sized detached property situated close to Boston Town Centre and its amenities, requiring modernisation and improvement throughout. Accommodation comprises an entrance hall, lounge, dining room, breakfast kitchen, ground floor bathroom and three double bedrooms to the first floor. Further benefits include ample off road parking, detached garage and front and rear gardens all situated on a secluded plot.



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BREAKFAST KITCHEN

Comprising: -

BREAKFAST AREA

10' 0" x 12' 2" (maximum) (3.05m x 3.71m)

Being fitted with wall and base units with work surfaces over, fireplace recess with tiled hearth, breakfast bar with further work surface over and base units beneath, space for fridge freezer, double glazed window to side elevation, panelled ceiling, uPVC part glazed side entrance door, door through to kitchen area, access to inner lobby and ground floor bathroom.

KITCHEN AREA

12' 9" x 4' 11" (3.89m x 1.50m)

Having wall and base level unit with work surfaces over, inset single bowl sink and drainer with mixer tap, space and plumbing for automatic washing machine, space for condensing tumble dryer, space for cooker with extractor fan above, partly tiled walls, dado rail, radiator, tiled floor, double glazed window to rear elevation, ceiling recessed spotlights, wood panelled ceiling.

INNER LOBBY

With wall mounted central heating boiler, sliding door through to: -

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising P-shaped panelled bath with mixer tap and hand held shower attachment and fitted shower screen, low level WC, pedestal wash hand basin, wall mounted heated towel rail, double glazed window to rear elevation, fully tiled walls, tiled flooring.

FIRST FLOOR LANDING

With staircase rising from entrance hall.



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BEDROOM ONE

11' 7" x 12' 0" (3.53m x 3.66m)

Having dual aspect double glazed windows, wood laminate flooring, coved cornice.

BEDROOM TWO

12' 0" x 8' 5" (3.66m x 2.57m)

Having double glazed window to side elevation, radiator, wood laminate flooring, door to: -

OVERSTAIRS, STUDY AREA/CUPBOARD

With double glazed window to side elevation.

BEDROOM THREE

10' 1" (maximum) x 12' 1" (maximum) (3.07m x 3.68m)

Having double glazed window to side elevation, radiator, partition wall giving access to: -

EN-SUITE FACILITIES

Comprising a walk-in tiled shower cubicle with electric shower within, wash hand basin inset to vanity unit.

EXTERIOR

The property is approached through double gates leading to the driveway which provides ample off road parking as well as access to the detached single garage. The front garden is laid to shaped lawns and benefits from a variety of mature shrub and bush borders and trees. A pathway runs alongside of the garage and leads to the: -

REAR GARDEN

Being laid predominantly to lawn, with raised flower and shrub borders. The garden houses a large timber workshop and a brick and timber potting shed.

SINGLE GARAGE

Having up and over door, personnel door to side elevation.

To the rear of the garage is an adjoining store with door leading to the rear garden. The gardens are fully enclosed by a mixture of brick wall, timber fencing and hedging.

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.



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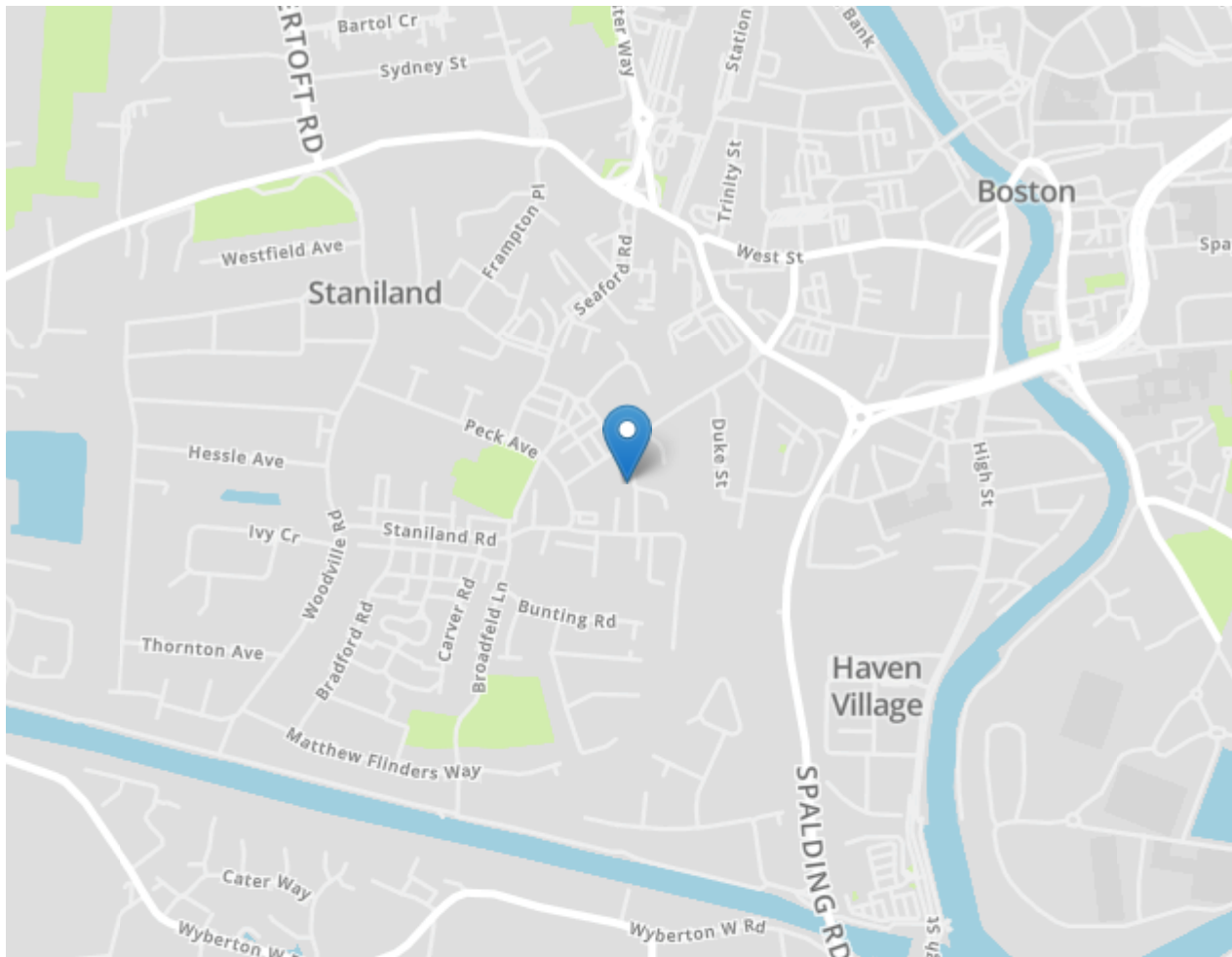
AGENT'S NOTES

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.

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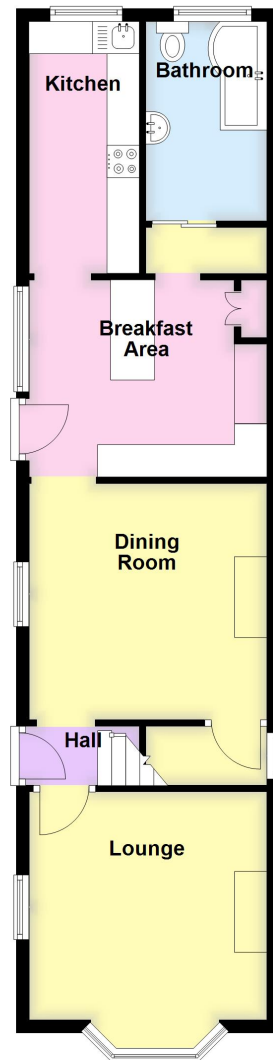
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 98.3 sq. metres (1058.3 sq. feet)

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