



£239,000

14 Arundel Crescent, Boston, Lincolnshire PE21 7QH

SHARMAN BURGESS

14 Arundel Crescent, Boston, Lincolnshire
PE21 7QH
£239,000 Freehold

A spacious and well presented two bedroomed detached bungalow (formerly three bedroomed - which could be reinstated) offered for sale with NO ONWARD CHAIN benefitting from off road parking for numerous vehicles, garage with adjoining shed and front and rear gardens. The property is not overlooked at the rear.

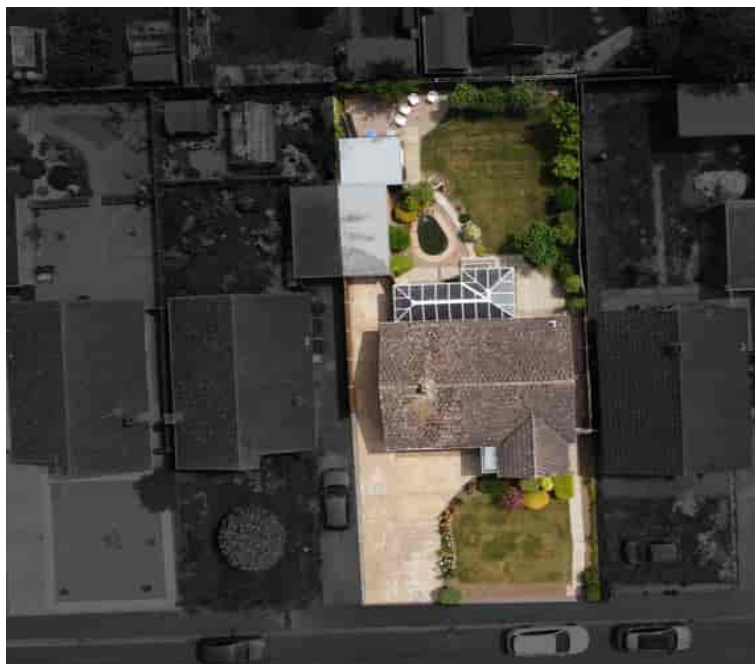
ACCOMMODATION

ENTRANCE PORCH

Having uPVC double glazed door to side aspect, double glazed windows to front and side aspects, radiator, tiled flooring, door to:-

ENTRANCE HALL

Having two storage cupboards with shelving within, access to roof space, doors to lounge, dining room, two bedrooms, shower room and WC.



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LOUNGE

10' 7" x 17' 11" (3.23m x 5.46m)

Having two double glazed windows to front aspect, two radiators, coved cornice, TV aerial point, stone fireplace with electric fire within, ceiling and wall light points. Door to: -

KITCHEN

10' 6" x 9' 7" (3.20m x 2.92m)

Having range of wall and base level units, areas of work surfaces, inset one and half bowl sink and drainer with mixer tap, automatic washing machine (to be included within the sale), tiled splashbacks, cooker (to be included within the sale) with extractor hood over, coved cornice, ceiling strip light, radiator, glazed door to conservatory, door to dining room.

DINING ROOM

10' 0" x 10' 11" (3.05m x 3.33m)

Open to the conservatory. Having TV aerial point, coved cornice, radiator.

CONSERVATORY

12' 2" (maximum measurement) x 21' 1" (3.71m x 6.43m)

Of brick and and uPVC double glazed construction with pitched polycarbonate roof. Having double glazed windows to rear and side aspects, double glazed patio door leading to the rear garden, uPVC glazed side entrance door, two radiators, TV aerial point. The conservatory interior windows benefit from Perfect Blinds which are to be included within the sale.

BEDROOM ONE

10' 11" x 9' 3" (3.33m x 2.82m)

Having double glazed window to rear aspect, coved cornice, radiator, two built-in double wardrobes.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

6' 11" x 8' 9" (2.11m x 2.67m)

Having double glazed window to front aspect, radiator, coved cornice, built-in double wardrobe.

SHOWER ROOM

Having a three piece suite comprising a double shower cubicle with mains fed shower and tiling within, low level WC with concealed cistern, wash hand basin inset to vanity unit, wall mounted heated towel rail, partly tiled walls, shelving unit, double glazed window to side aspect, extractor fan.

SEPARATE WC

Having low level WC, miniature wash hand basin with tiled splashback, double glazed window to side aspect, coved cornice.

EXTERIOR

To the front, the property benefits from a good sized concrete driveway providing off road parking for numerous vehicles as well as a shaped front lawn with shrub and rose bush borders. The driveway extends along the side of the property to a single garage. Gated access to either side of the property leads to the rear garden. The right hand gated passage is served by an outside tap. The rear gardens are laid to a mixture of lawns, paved patio, gravelled areas and shrub and bush borders, with feature pond and water feature. The garden also houses three apple trees and a pear tree. A paved pathway leads to the garden shed which adjoins the rear of the garage. The garden is fully enclosed by timber fencing and is not overlooked. The vendor informs the agent that the garden has areas suitable for additional shed/garage extension/garden room.

TIMBER SHED

9' 10" x 11' 1" (3.00m x 3.38m)

Having a fibreglass roof and being served by power and lighting, windows to side and rear aspects, integral door to garage.

SINGLE GARAGE

17' 8" x 8' 8" (5.38m x 2.64m)

Of brick construction with fibreglass roof. Having electric roller door, served by power and lighting

SERVICES

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

REFERENCE

26443614/19062023/DAW



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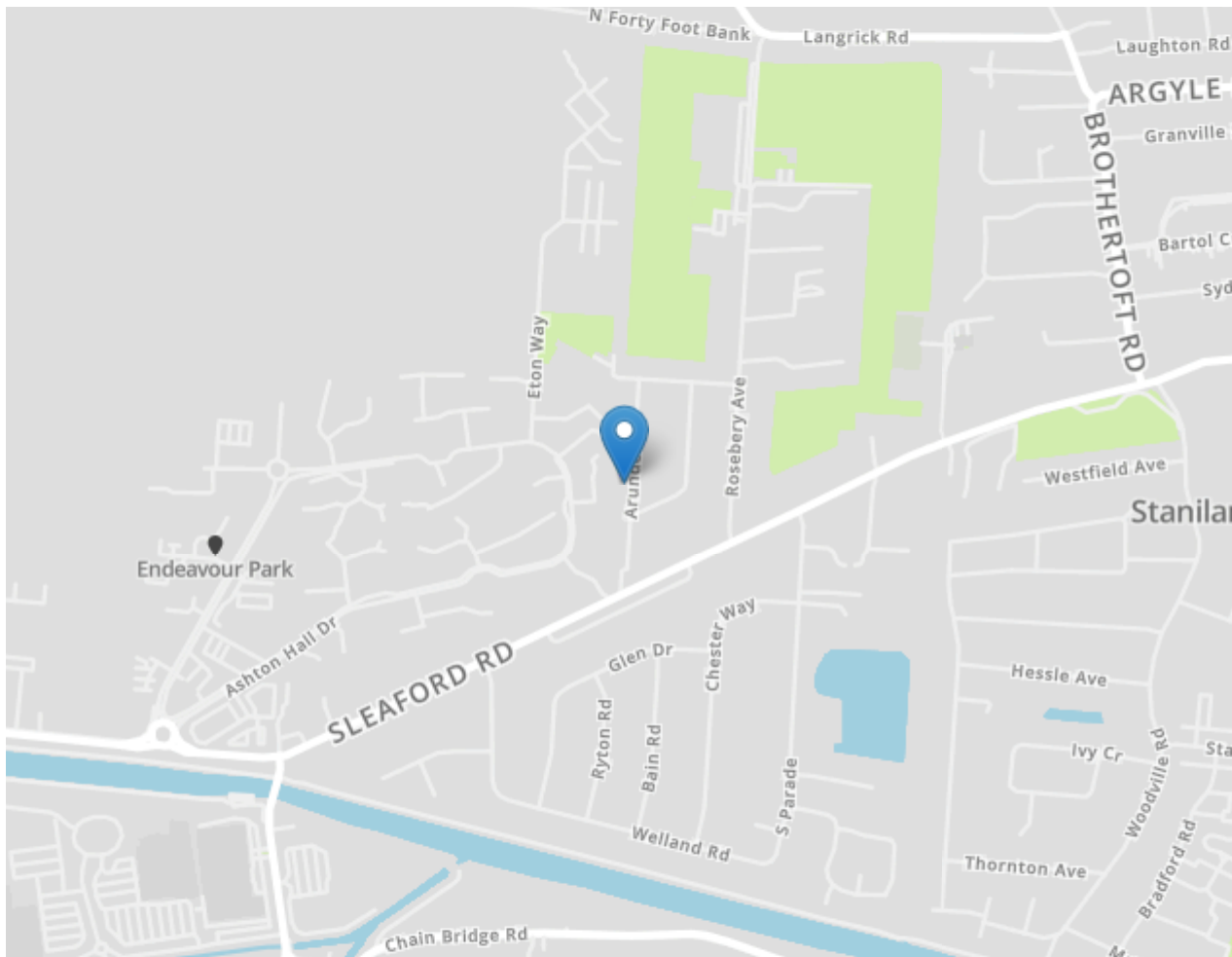
AGENT'S NOTES

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. 96.8 sq. metres (1041.5 sq. feet)



Total area: approx. 96.8 sq. metres (1041.5 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | 77 |
| (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 | |