



£189,950

42 Belton Close, Boston, Lincolnshire PE21 9BQ

SHARMAN BURGESS

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PE21 9BQ
£189,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed side entrance door, telephone point, access to roof space, two light points, radiator, wall mounted central heating thermostat, airing cupboard housing the hot water cylinder.

LOUNGE

18' 2" (maximum measurement) x 11' 4" (maximum measurement) (5.54m x 3.45m)

Having bay window to front aspect, two radiators, coved cornice, two ceiling light points, TV aerial point, telephone point, space for electric fireplace.

Being situated in a cul-de-sac location, offered for sale with NO ONWARD CHAIN and requiring some modernisation is this detached three bedroomed bungalow. Accommodation comprises an entrance hall, kitchen, lounge diner, three piece family bathroom and three bedrooms, with bedroom three formerly used as an additional reception room with conservatory arranged off. Further benefits include gas central heating, single garage and larger than average low maintenance gardens to side and rear.



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KITCHEN

10' 4" x 8' 0" (3.15m x 2.44m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, base level storage units and wall units, space for cooker, plumbing for automatic washing machine, space for twin height fridge freezer, tiled floor, window to front aspect, ceiling light point, wall mounted gas central heating boiler.

BEDROOM ONE

11' 3" (maximum measurement) x 11' 5" (maximum measurement) (3.43m x 3.48m)

Having window to rear aspect, radiator, ceiling light point, wall light point.

BEDROOM TWO

10' 5" (maximum measurement) x 8' 5" (maximum measurement) (3.17m x 2.57m)

Having window to rear aspect, radiator, ceiling light point.

BEDROOM THREE

8' 7" x 8' 4" (2.62m x 2.54m)

Having radiator, ceiling light point. This bedroom has latterly been used as an extra reception room as it has patio doors leading to :-

CONSERVATORY

7' 2" (maximum measurement) x 8' 2" (maximum measurement) (2.18m x 2.49m)

Of brick and uPVC construction with polycarbonate roof. Having door to garden, wall mounted lighting.



**SHARMAN
BURGESS** Est 1996

FAMILY BATHROOM

Having a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap. Radiator, obscure glazed window, ceiling light point.

EXTERIOR

The property is approached over a driveway which provides off road parking as well as vehicular access to the integral single garage.

Gated access leads to the gardens which are situated to the side and rear of the bungalow and are predominantly laid to low maintenance granite gravel with flower and shrub borders. The gardens are enclosed by fencing and served by outside lighting.

INTEGRAL SINGLE GARAGE

15' 7" x 8' 5" (4.75m x 2.57m)

Having up and over door and light point within.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

26065610/18102023/DAU



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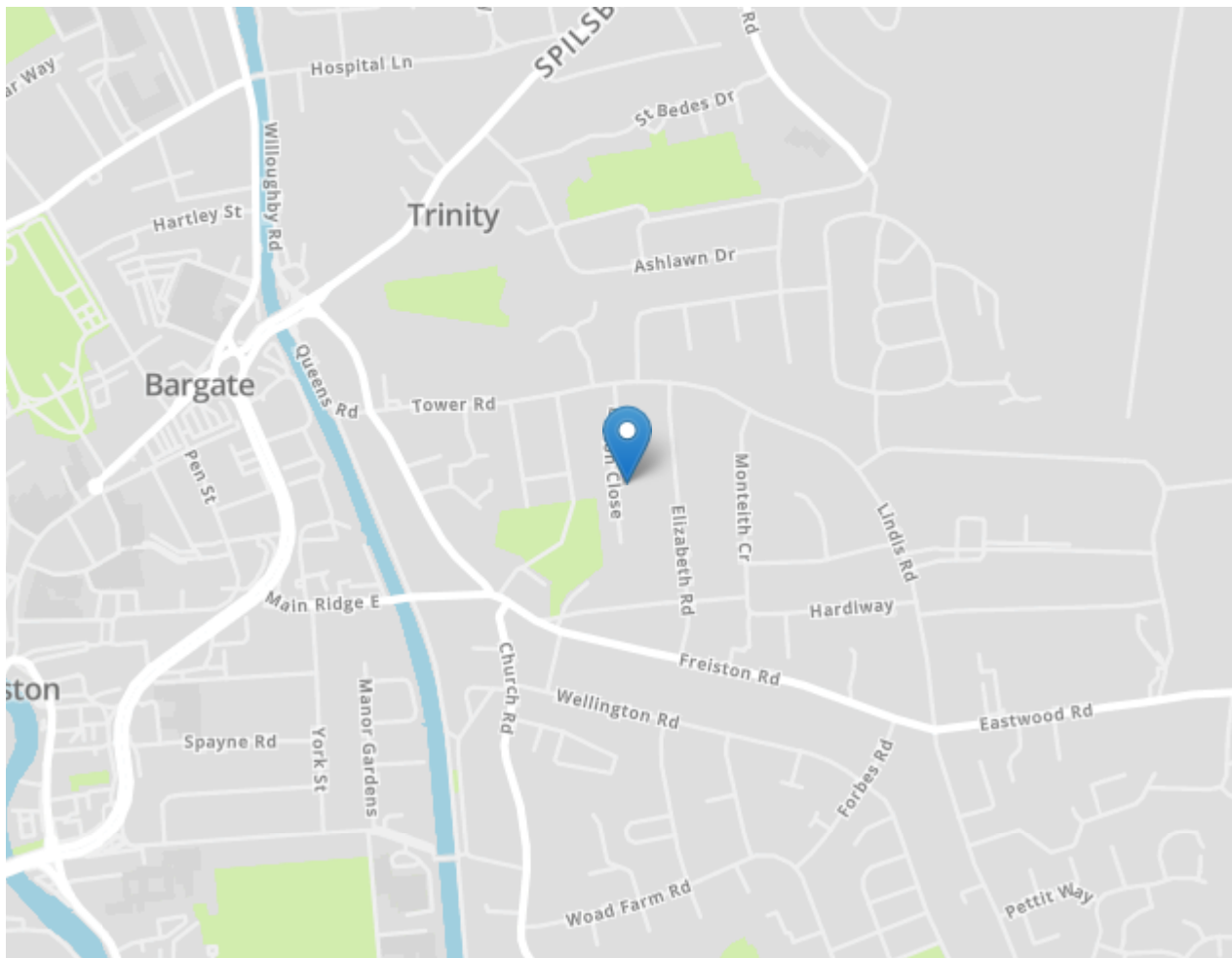
AGENT'S NOTES

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.

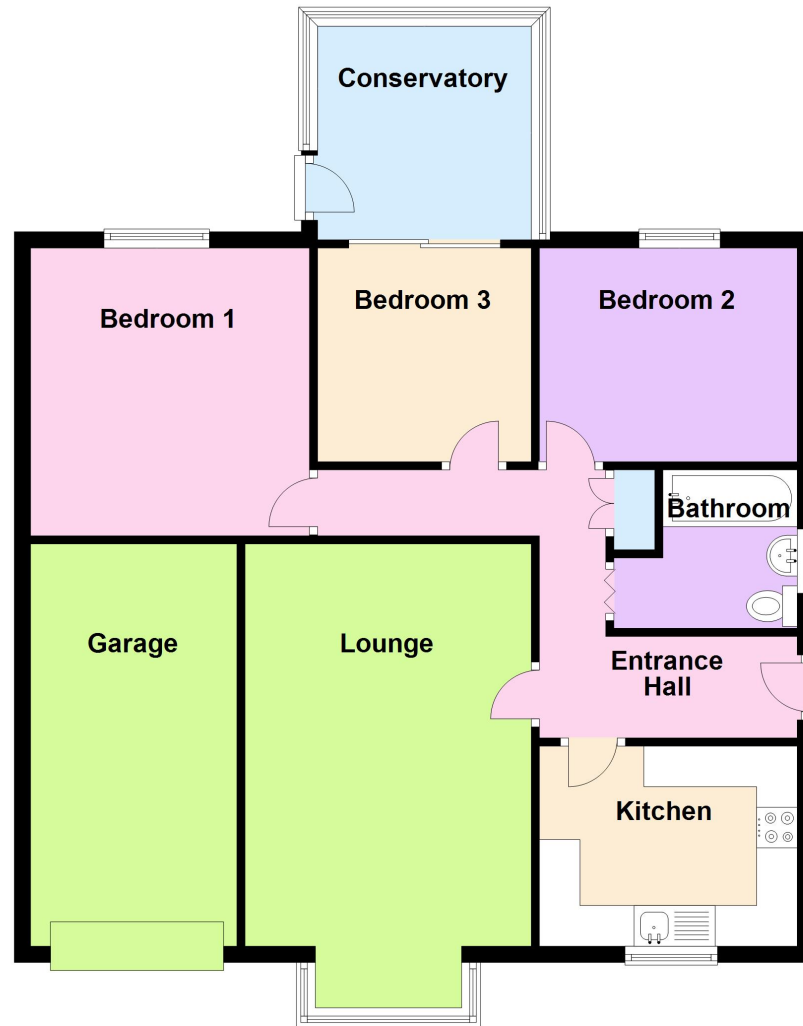
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 89.0 sq. metres (958.1 sq. feet)



Total area: approx. 89.0 sq. metres (958.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	