

**SHARMAN
BURGESS** Est. 1996
FOR SALE
01205 361161



£189,950

3 London Road, Frampton, Boston, Lincolnshire PE20 1BP

SHARMAN BURGESS

**3 London Road, Frampton, Boston,
Lincolnshire PE20 1BP
£189,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Entered via a uPVC double glazed front entrance door and having radiator, access to roof space with foldaway ladder and fluorescent strip light.

LOUNGE

12' 11" x 12' 1" (maximum including chimney breast) (3.94m x 3.68m)

Featuring fireplace incorporating gas fire, radiator, TV aerial point, built-in cabinet and storage cupboards to recess, telephone point.

Offered for sale with NO ONWARD CHAIN is this mature detached 2/3 bedroomed bungalow which has been lovingly cared for over the years, however, would benefit from some modernisation. Gas centrally heated accommodation comprises lounge, kitchen, two bedrooms, dining room/bedroom three, bathroom with separate shower and WC. Gardens to front and rear, together with a variety of store sheds and garage. Driveway providing parking for several vehicles.



SHARMAN BURGESS



DINING ROOM/BEDROOM THREE

12' 2" x 9' 9" (3.71m x 2.97m)

With radiator and TV aerial point.

KITCHEN

20' 5" (maximum) x 6' 10" (minimum) (6.22m x 2.08m)

Having fitted work surfaces with inset single drainer stainless steel sink unit, range of base cupboards and drawers with matching wall mounted cupboards, space for under counter fridge and tall fridge freezer if required, plumbing for automatic washing machine, two radiators, gas cooker point with fume extractor hood, built-in double doored cupboard housing the Vaillant wall mounted gas central heating boiler with timer control and water softener, uPVC double glazed rear entrance door.

BATHROOM

7' 5" x 6' 11" (2.26m x 2.11m)

Having half tiled walls and being fitted with a white suite comprising panelled bath, vanity unit incorporating hand basin, tiled shower cubicle with built-in mixer shower, radiator, extractor fan.

SEPARATE WC

With white WC and radiator.

BEDROOM ONE (FRONT)

12' 2" x 11' 7" (3.71m x 3.53m)

With radiator and TV aerial point.

BEDROOM TWO

12' 1" x 11' 0" (3.68m x 3.35m)

With radiator.



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EXTERIOR

The property is approached over a gravelled driveway with turning bay providing parking space, served by two wall mounted exterior lights. Gardens are laid to lawn with flower and shrub borders.

CONCRETE SECTIONAL GARAGE

With double doors thereto and personnel door leading into the rear garden.

Gates at either side of the property provide access to a fully enclosed rear garden which comprises paved and concreted patio areas, in addition to a main gravelled area for ease of maintenance. Arranged off are: -

TIMBER GARDEN SHED

7' 0" x 5' 0" (2.13m x 1.52m)

With power points and electric light.

TIMBER WORKSHOP

13' 8" x 9' 4" (4.17m x 2.84m)

On concrete base and having power points, lighting and double doors thereto.

SMALL TIMBER AND FELT SHED

TIMBER SHED

7' 3" x 9' 8" (2.21m x 2.95m)

With power points and electric light.

SERVICES

Mains water, electric, gas and drainage are connected. The property is served by a gas central heating system and is fitted with uPVC double glazed windows and doors.

PROBATE

Please note that the property is being sold subject to obtaining a grant of probate. Further details are available from the agent.

REFERENCE

24022026/30056480/ROB



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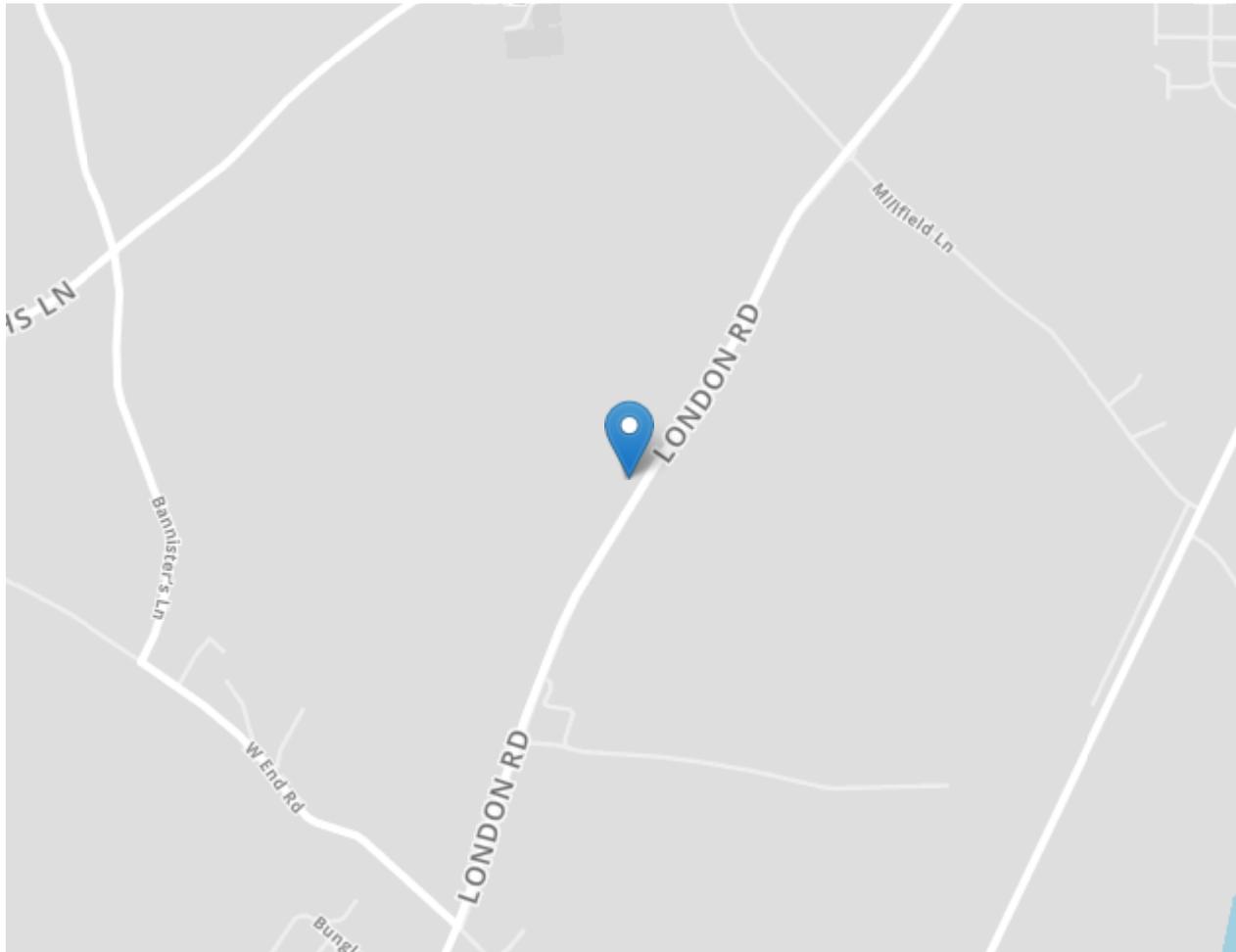
AGENT'S NOTES

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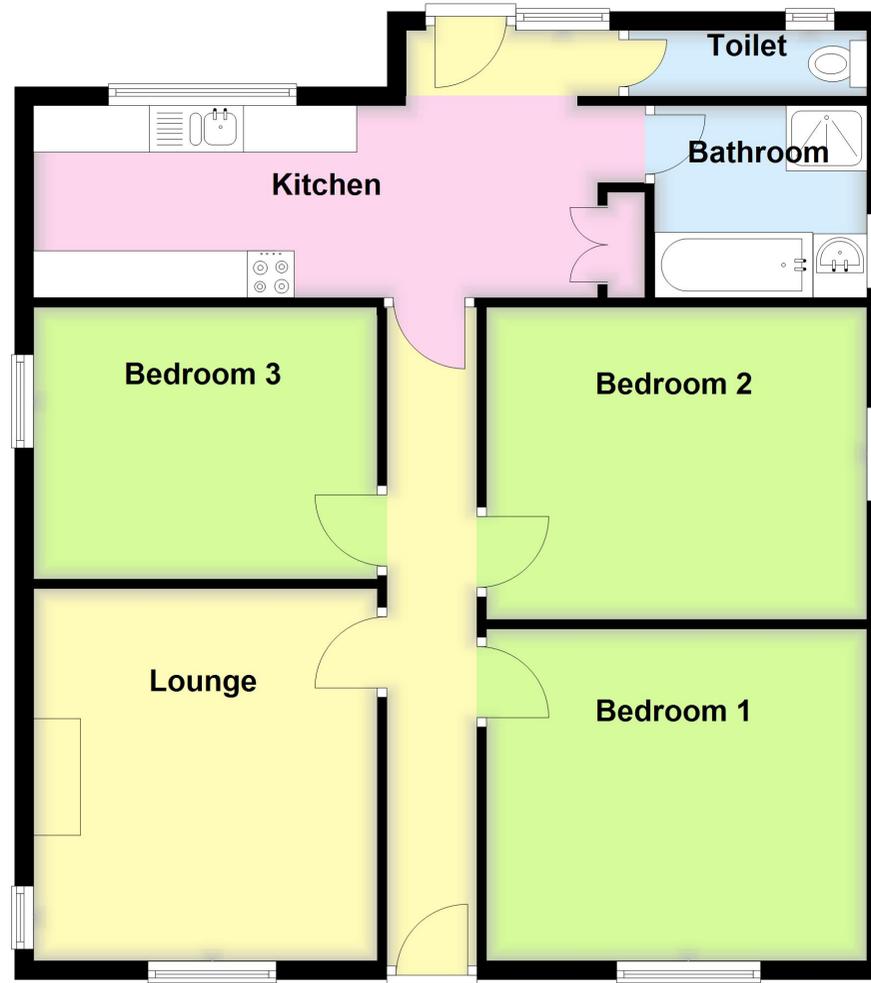
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 85.2 sq. metres (917.1 sq. feet)



Total area: approx. 85.2 sq. metres (917.1 sq. feet)

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