



£229,950

42 Kings Avenue, Boston, Lincolnshire PE21 0AW

SHARMAN BURGESS

**42 Kings Avenue, Boston, Lincolnshire
PE21 0AW
£229,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having a partially glazed entrance door, windows to either side, wall mounted lighting, obscure glazed door through to the:-

RECEPTION HALL

Having coved cornice, ceiling light point, window through to entrance porch, built-in cloak cupboard with wall mounted coat hooks within and overhead storage.

A fantastic detached 2/3 bungalow situated in a cul-de-sac enjoying a plot size of approximately 0.29 Acres (s.t.s) with large gardens to both the front and rear providing excellent scope and potential. The bungalow itself is in need of some modernisation and updating and requires a new central heating system, however, gas is connected to the property. Having been originally built as a large three bedroomed bungalow, an alteration by the current Vendor means that bedroom three is currently used as a dining area. The accommodation comprises an entrance porch, reception hall with dining area, large lounge, kitchen, conservatory, two double bedrooms and a four piece family bathroom. Further benefits include a driveway, single garage and uPVC double glazing throughout. The bungalow is offered for sale with NO ONWARD CHAIN.



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LOUNGE

18' 3" (maximum measurement) x 15' 9" (maximum measurement)
(5.56m x 4.80m)

Having dual aspect windows, coved cornice, ceiling light point, additional wall light points, TV aerial point, coal effect electric fireplace with fitted inset and hearth and display mantle.

KITCHEN

14' 0" (maximum measurement) x 9' 10" (maximum measurement)
(4.27m x 3.00m)

Having roll edge work surfaces with stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for standard height fridge or freezer, plumbing for automatic washing, waist height double oven (not in working order), four ring Stoves gas hob with circulator hood above, window to rear aspect, coved cornice, two ceiling light points, ceiling mounted extractor fan, wall mounted door bell chime. Door to the: -

CONSERVATORY

7' 8" (maximum measurement) x 8' 6" (maximum measurement) (2.34m x 2.59m)

With polycarbonate roof, uPVC double glazed windows to side and rear aspects, double doors leading to the rear garden, wall light point.

Open plan archway from the Reception Hall leading to a: -

DINING AREA

12' 10" (maximum measurement) x 10' 0" (maximum measurement)
(3.91m x 3.05m)

Having window to front aspect, coved cornice, ceiling light point. The dining area was previously an independent third bedroom and in the Agent's opinion could easily be reinstated by the addition of a door from the hall.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 0" (maximum measurement) x 10' 6" (maximum measurement) (3.66m x 3.20m)

Having window to front aspect, ceiling light point, additional wall light points.

BEDROOM TWO

12' 6" (maximum measurement) x 9' 9" (maximum measurement) (3.81m x 2.97m)

Having window to rear aspect, ceiling light point.

BATHROOM

11' 2" (maximum measurement) x 6' 6" (3.40m x 1.98m)

Having a four piece suite comprising shower cubicle with wall mounted Mira electric shower within and fitted shower screen, push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap. Two obscure glazed windows, two ceiling light points, electric heated towel rail, fully tiled walls, tiled flooring, electric shaver point.

EXTERIOR

The property is situated at the bottom of a cul-de-sac on a large plot of approximately 0.29 Acres (s.t.s) with large gardens to both the front and rear of the property. The tarmac driveway provides ample off road parking and hardstanding and gives vehicular access to the single garage.

SINGLE GARAGE

20' 6" (maximum measurement) x 9' 0" (6.25m x 2.74m)

Having up and over door, obscure glazed window to rear aspect, personnel door leading to rear garden, power and lighting, electric fuse box and electric meter.

An undoubted feature of the bungalow are the large gardens. The front garden benefits from lawned sections with mature flower and shrub borders and is served by outside lighting. There is access to the rear to both sides of the bungalow. The rear garden has a pleasant south westerly aspect and initially comprises a paved patio seating leading to a large area of lawn with flower and shrub borders and mature fir tree to the rear left hand corner. The garden is enclosed to the majority by fencing and well maintained hedging and is served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. Prospective purchasers should be aware that at the time of construction the property was built with warm air gas central heating, with the current boiler in situ at the property not in working order. The hot water boiler located within the bathroom is also not in working order. There is a variety of wall mounted electric heaters throughout the property.

REFERENCE

27073361/10012024/WAL



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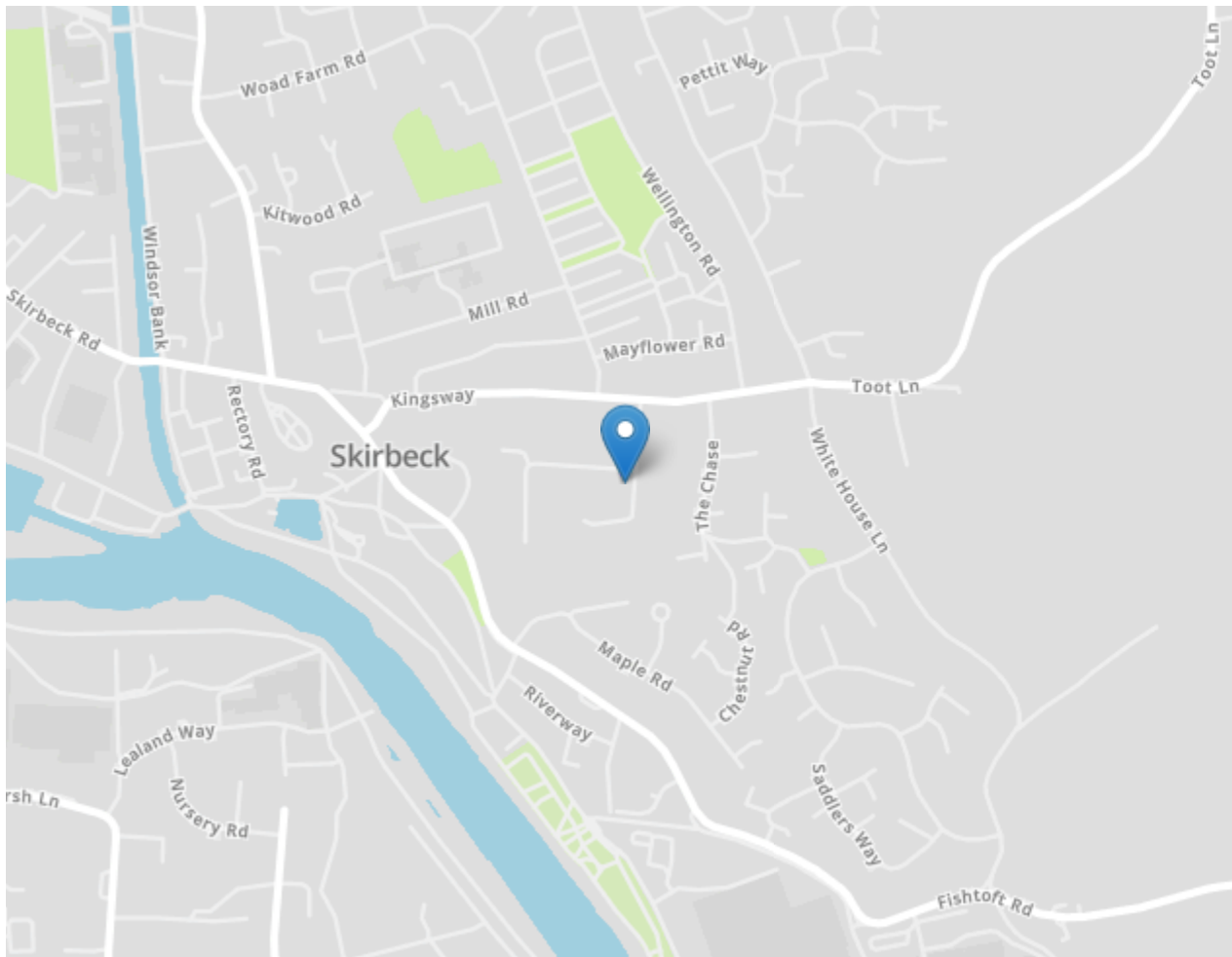
AGENT'S NOTES

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.



SHARMAN BURGESS

Ground Floor
 Approx. 120.7 sq. metres (1298.9 sq. feet)



Total area: approx. 120.7 sq. metres (1298.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	