



**£299,950**

18 Freshney Way, Boston, Lincolnshire PE21 7PZ

**SHARMAN BURGESS**

**18 Freshney Way, Boston, Lincolnshire**  
**PE21 7PZ**  
**£299,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially glazed front entrance door with obscure glazed side panel, coved cornice, wall mounted lighting, radiator, additional ceiling light point, wall mounted door chime, airing cupboard housing the hot water cylinder.

**LOUNGE**

15'0" (maximum) x 16'5" (maximum excluding bay window) (4.57m x 5.00m)

Having feature bay window to rear elevation, coved cornice, ceiling recessed lighting, further window to side elevation, wall mounted lighting, radiator, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

A detached bungalow situated in one of the areas most highly sought after addresses, being well presented throughout and offering good sized living accommodation comprising an entrance hall, large lounge, dining room, kitchen, utility, family bathroom, three double bedrooms and en-suite shower room to bedroom one. Further benefits include gas central heating, approximately south facing rear garden and uPVC double glazing. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**



### DINING ROOM

18'5" (maximum) x 14'1" (maximum) (5.61m x 4.29m)

Having wood effect laminate flooring, French doors leading to the rear garden, two radiators, coved cornice, ceiling light point, wall light point, additional ceiling recessed lighting.

### KITCHEN

13'0" x 10'4" (3.96m x 3.15m)

Having roll edge work surfaces with tiled splashbacks, inset one and half bowl stainless sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units including eye level corner display shelving and glazed display cabinets, plumbing for dishwasher, integrated waist height double oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, integrated fridge, window to rear elevation, coved cornice, ceiling recessed lighting.

### UTILITY ROOM

Having counter top with plumbing for automatic washing machine and base level storage units beneath, radiator, coved cornice, ceiling light point, extractor fan, wall mounted Ideal gas central heating boiler, window to side elevation, side entrance door.

### BEDROOM ONE

12'9" x 10'1" (3.89m x 3.07m)

Having window to front elevation, radiator, coved cornice, ceiling recessed lighting, built-in wardrobes with sliding doors and hanging rails and shelving within.

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, WC, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, obscure glazed window to side elevation, radiator, coved cornice, ceiling recessed lighting and extractor fan.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM TWO

11'8" x 9'6" (3.56m x 2.90m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobe with sliding doors and hanging rails and shelving within.

### BEDROOM THREE

9'11" x 8'4" (3.02m x 2.54m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, built-in wardrobe with shelving within.

### FAMILY BATHROOM

9'11" x 8'0" (measurement taken at the widest point) (3.02m x 2.44m)

Being fitted with a three piece suite comprising wash hand basin with mixer tap, stone surround and vanity unit beneath and wall mounted mirror and storage above; WC, panelled Jacuzzi style air bath with mixer tap, extended tiled splashbacks, obscure glazed window to side elevation, radiator, heated towel rail, coved cornice, ceiling recessed lighting.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking as well as vehicular access to the garage. Paved access leading to the front entrance door.

### GARAGE

18'7" x 10'0" (5.66m x 3.05m)

Of brick and tile construction. Having up and over door, served by power and lighting, obscure glazed personnel door leading to the rear garden.

### REAR GARDEN

Benefitting from an approximate south facing aspect and initially laid to a paved patio seating area, leading to a further central section of shaped lawn with mature flower and shrub borders and trees. The garden is fully enclosed by a mixture of wall and fencing and houses a timber garden shed. The garden is served by outside tap and lighting.

### AGENT'S 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.

### REFERENCE

11092025/29512567/MAS



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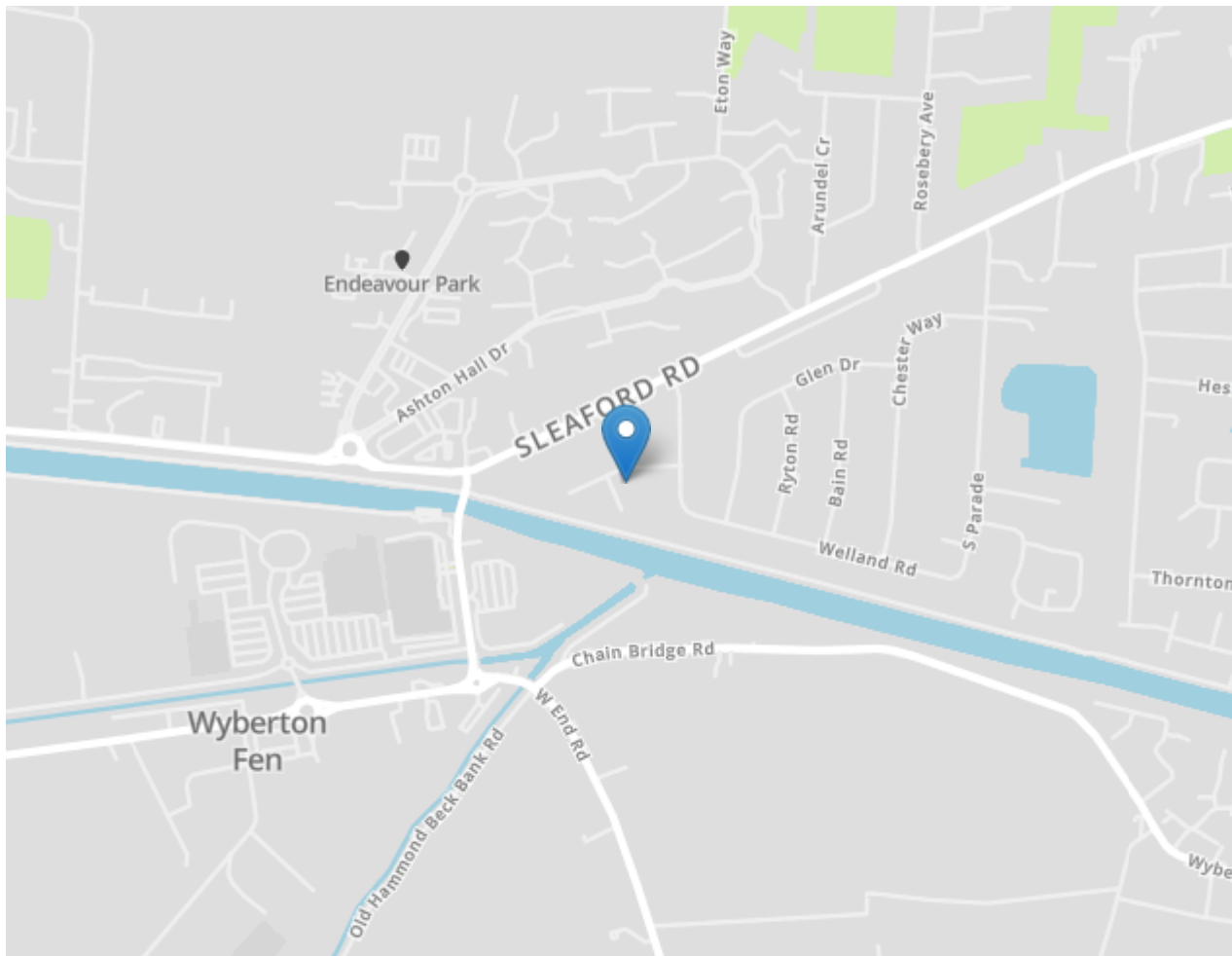
## AGENT'S NOTES

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. 123.5 sq. metres (1329.6 sq. feet)




Total area: approx. 123.5 sq. metres (1329.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>73</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		