



£225,000

45 Margaret Drive, Boston, Lincolnshire PE21 9AN

SHARMAN BURGESS

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PE21 9AN
£225,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having a composite entrance door, radiator, dado rail, coved cornice, door through to: -

LOUNGE DINER

14' 8" (maximum measurement) x 22' 2" (4.47m x 6.76m)

Having dual aspect double glazed windows, coved cornice, dado rail, two radiators, electric fireplace with marble hearth and wooden mantle, TV aerial point, telephone point.

A good sized three bedroomed detached bungalow situated on a corner plot with gardens to the front, side and rear, within walking distance of Boston Town Centre in a sought after location close to a range of schools and amenities and Pilgrim Hospital. Accommodation comprises an entrance porch, lounge diner, breakfast kitchen, utility, conservatory, inner hallway, three bedrooms and bathroom. The property benefits from off road parking for two vehicles/cars, single garage and well maintained gardens. The property also benefits from uPVC windows, patio doors, soffits and fascias. Being sold with NO ONWARD CHAIN.



SHARMAN BURGESS



BREAKFAST KITCHEN

10' 5" x 13' 11" (3.17m x 4.24m)

Having a fitted kitchen comprising wall and base level storage units, larder style units, corner shelving, areas of work surfaces, inset one and a half bowl composite sink and drainer unit with mixer tap, integrated double oven, integrated gas hob with extractor hood above, breakfast bar, radiator, telephone point, partly tiled walls, coved cornice, ceiling recessed spotlights, double glazed window to rear aspect, archway through to: -

UTILITY

4' 2" x 7' 5" (1.27m x 2.26m)

Having wall mounted unit, work surface with space and plumbing for automatic washing machine beneath, space for upright fridge freezer, ceiling recessed spotlight, coved cornice, uPVC double glazed door to: -

CONSERVATORY

7' 2" x 11' 10" (2.18m x 3.61m)

Of brick and uPVC construction with pitched polycarbonate roof. Having double glazed windows to rear aspect, double glazed patio doors.

INNER HALL

Having airing cupboard housing the hot water cylinder and slatted linen shelving within, loft access which the vendor informs the agent is partially boarded.

BEDROOM ONE

9' 5" x 12' 8" (2.87m x 3.86m)

Having double glazed window to side aspect, TV aerial point, radiator, coved cornice, fitted wardrobes.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

9' 5" x 10' 4" (2.87m x 3.15m)

Having double glazed window to rear aspect, coved cornice, radiator, fitted wardrobes.

BEDROOM THREE

7' 4" x 9' 5" (2.24m x 2.87m)

Having double glazed window to side aspect, coved cornice, radiator.

BATHROOM

Having a four piece suite comprising low level WC, pedestal wash hand basin with vanity unit beneath, shower cubicle with electric shower within, panelled bath with mixer taps. Ceiling recessed spotlights, extractor fan, double glazed window to side aspect, radiator, fully tiled walls.

EXTERIOR

To the front of the property is a block paved driveway which provides off road parking as well as access to the garage. The front garden comprises a lawned area with shrub and bush borders which is enclosed to the majority by a low level hedging.

The side garden comprises a lawned area with shrub and bush borders. A hand gate leads through to the rear.

The rear garden comprises a low maintenance paved patio seating area, shaped lawn and shrub and bush borders, hedgerow and low level fence to the side. The garden houses a timber shed.

SINGLE GARAGE

Having up and over door, loft storage, power, lighting and tap.

SERVICES

Mains electricity, gas, water and drainage are connected.

REFERENCE

26880880/06112023/BUR



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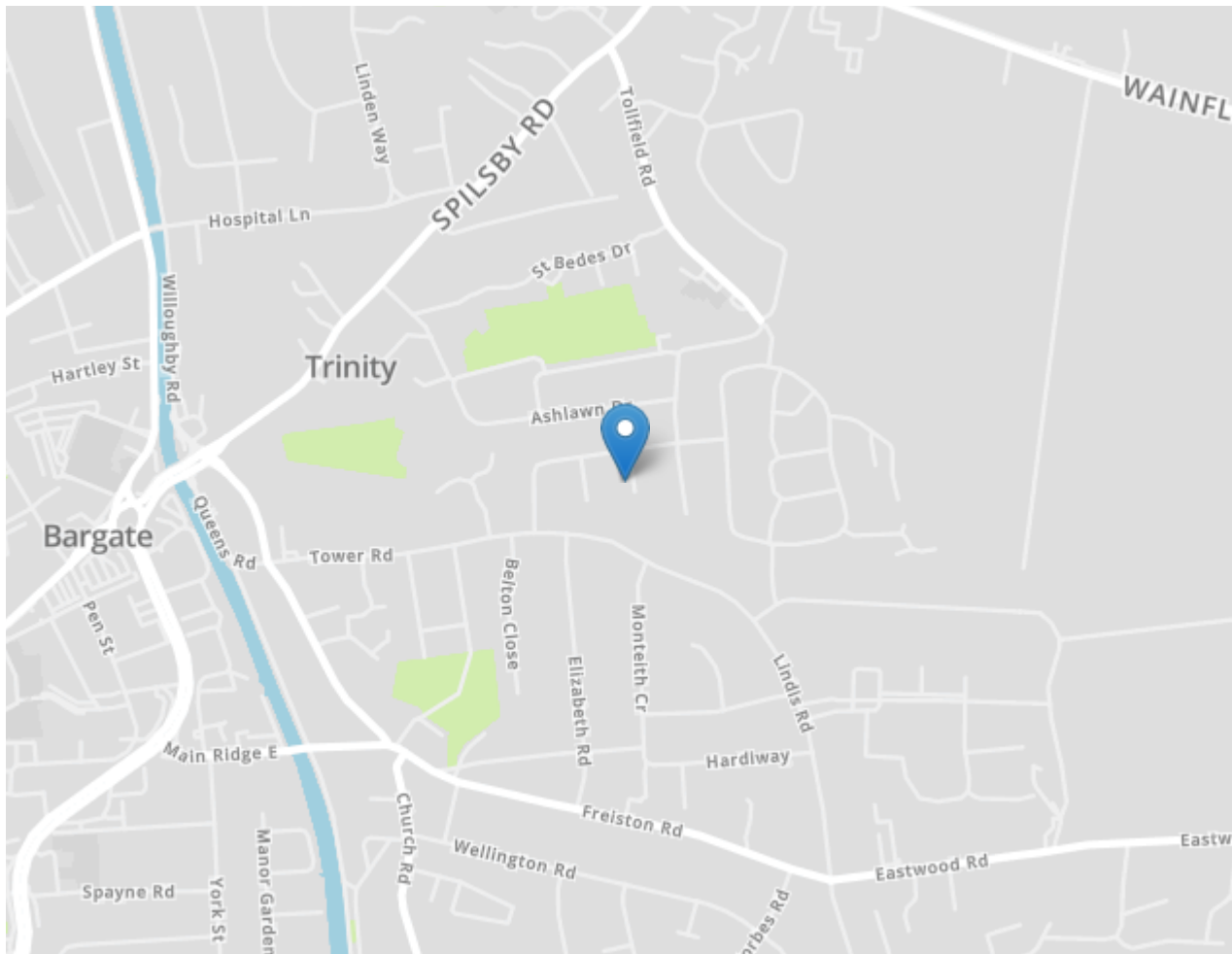
AGENT'S NOTES

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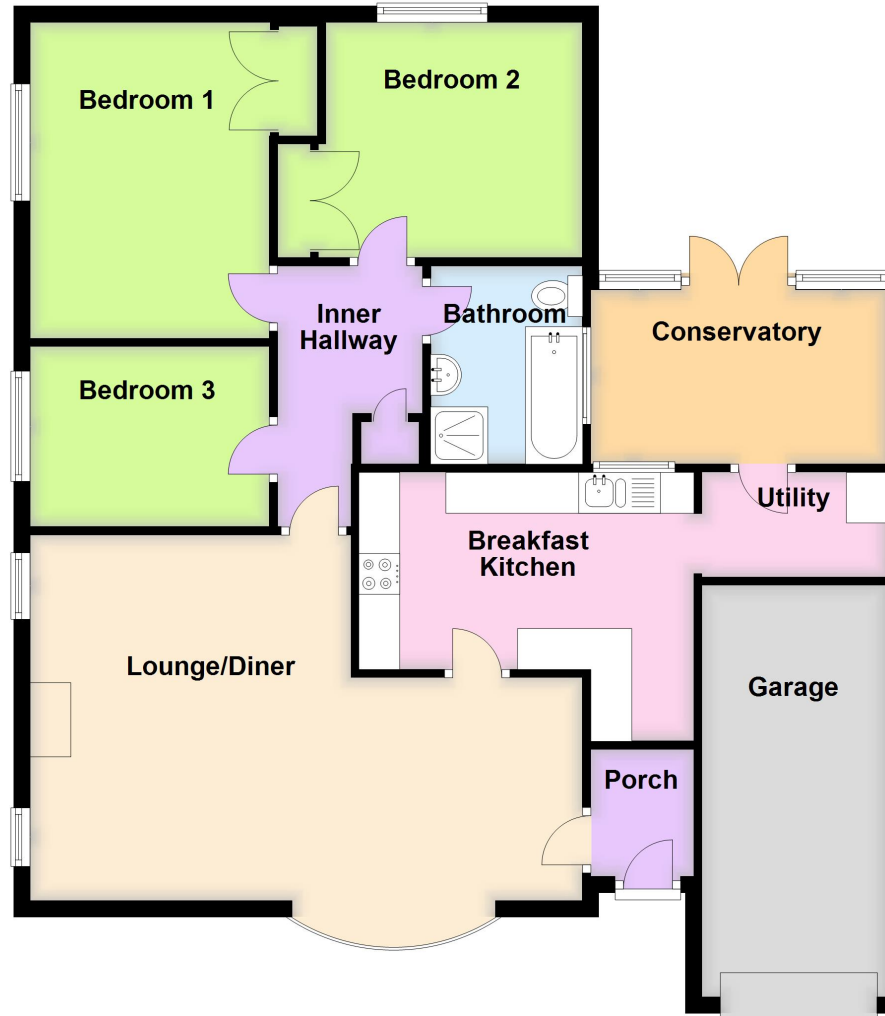
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 102.9 sq. metres (1108.1 sq. feet)



Total area: approx. 102.9 sq. metres (1108.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC