



SHARMAN
BURGESS
FOR SALE
01205 361161

Offers Over £200,000

48 Acacia Way, Boston, Lincolnshire PE21 8AY

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Offers Over £200,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

5' 5" (maximum) x 3' 3" (maximum) (1.65m x 0.99m)

Of uPVC double glazed construction with polycarbonate roof.

Having partially obscure glazed front entrance door.

ENTRANCE HALL

Having radiator, coved cornice, two ceiling light points, built-in boiler cupboard housing the Atag combination gas central heating boiler.

An extremely well presented semi-detached bungalow, recently renovated throughout, offering versatile living accommodation and allowing for up to three bedroom, dependent upon personal preference. Accommodation comprises an entrance porch, hallway, kitchen, lounge with double doors opening onto a large conservatory, two double bedrooms within the main section of the bungalow, with bedroom one being particularly spacious. There is also a family bathroom and an additional section of accommodation which is entered externally and comprises a utility, further bedroom/office and an additional conservatory. Externally you will find large than average attractive gardens which also include a Malvern Hopton timber summerhouse and various fruit trees. A driveway provides off road parking and the property is served with gas central heating. The property is situated in a sought after residential location within short distance of a bus stop, local Co-Op and primary school. The property is also within striking distance of Boston Town Centre and its bus and train stations. The property is fully uPVC double glazed and is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



KITCHEN

9' 0" x 8' 7" (2.74m x 2.62m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, space for twin height fridge freezer, integrated oven and grill, four ring electric hob with stainless steel fume fume extractor above, window to front aspect, coved cornice, ceiling light point, radiator.

LOUNGE

13' 4" x 10' 4" (4.06m x 3.15m)

Having coved cornice, ceiling light point, radiator, TV aerial point, electric fireplace with fitted inset and hearth and display surround. Double doors through to: -

CONSERVATORY

18' 8" (maximum) x 8' 0" (maximum) (5.69m x 2.44m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having power, wall mounted lighting, double doors leading to the rear garden.

BEDROOM ONE

16' 8" (maximum) x 10' 4" (maximum) (5.08m x 3.15m)

Having window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

10' 0" (maximum) x 8' 9" (maximum) (3.05m x 2.67m)

Having coved cornice, ceiling light point, radiator, door to conservatory.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted electric shower above, wash hand basin with mixer tap and vanity unit, push button WC, radiator, fully tiled walls, coved cornice, obscure glazed window to ceiling light point, extractor fan, access to roof space.

ATTACHED ACCOMODATION

Accessed from the exterior only and providing scope and potential for an annexe/separate living area. With sliding uPVC front entrance door leading into: -

UTILITY ROOM

Currently serving the main bungalow and having plumbing for washing machine and space for tumble dryer, ceiling mounted strip light, door to: -

BEDROOM/OFFICE

11' 4" x 7' 6" (3.45m x 2.29m)

Having ceiling recessed lighting, wall mounted electric fuse box, set of sliding patio doors leading into: -

CONSERVATORY

7' 4" x 5' 6" (2.24m x 1.68m)

Of uPVC double glazed construction with polycarbonate roof. Having power, door to rear garden.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which is part block paved and part paved. There is a lawned front garden and gravelled borders. Gated access leads to the side and rear garden which are an undoubted feature of the property and are attractively presented by the current vendor. Within the garden you will find a recently laid patio which provides fantastic entertaining space, with sections of lawn and beds and borders containing a wide variety of flowering plants and shrubs and various fruit trees including pear and fig. A pathway leads towards the rear of the garden to where there is an octagonal Malvern Hopton timber summerhouse which is to be included within the sale. The summerhouse benefits from windows and double doors opening onto the garden and is served by outside power. Furthermore, the garden houses two timber storage sheds, is fully enclosed by fencing and served by external lighting.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

12042024/27546574/KEL



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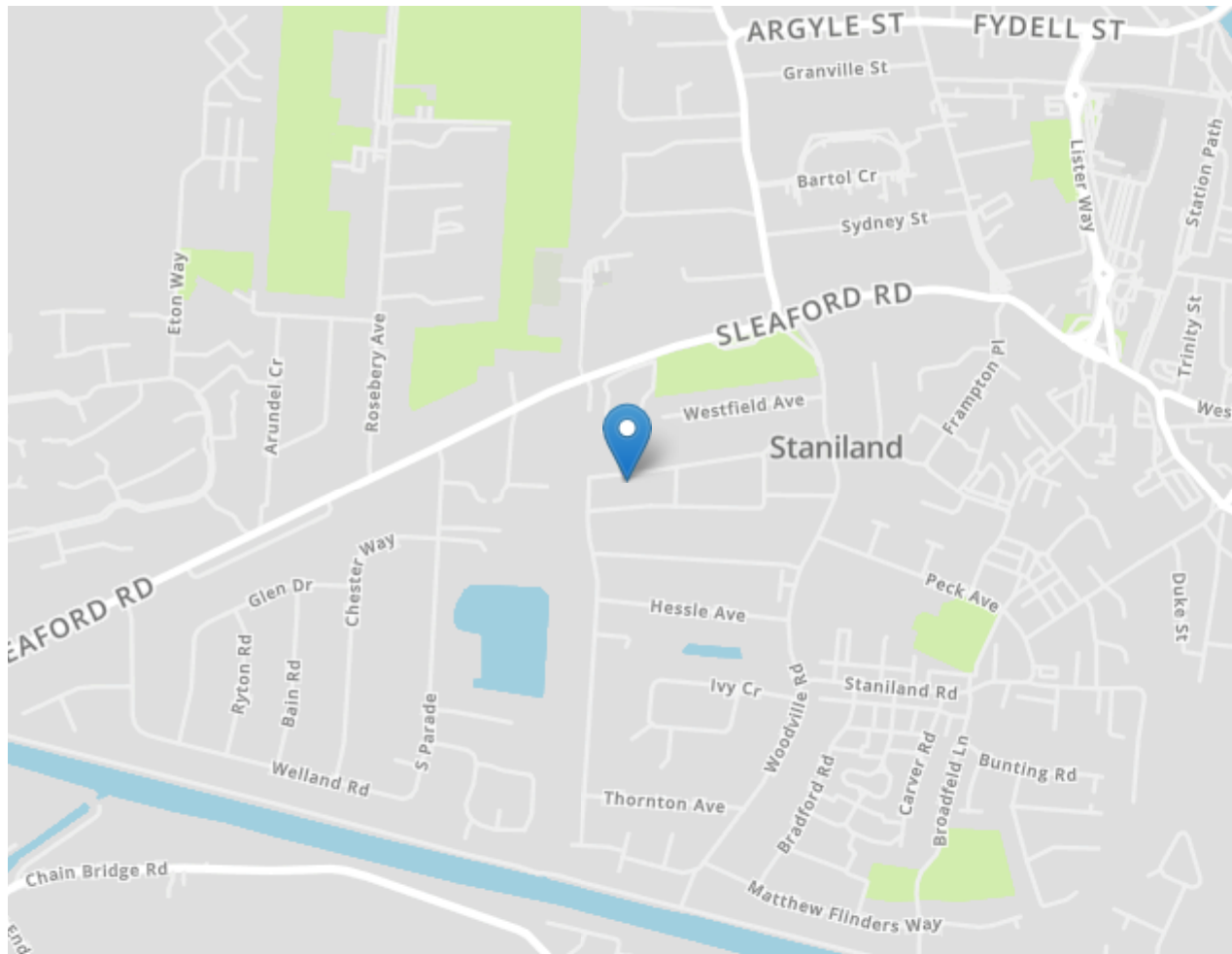
AGENT'S NOTES

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.

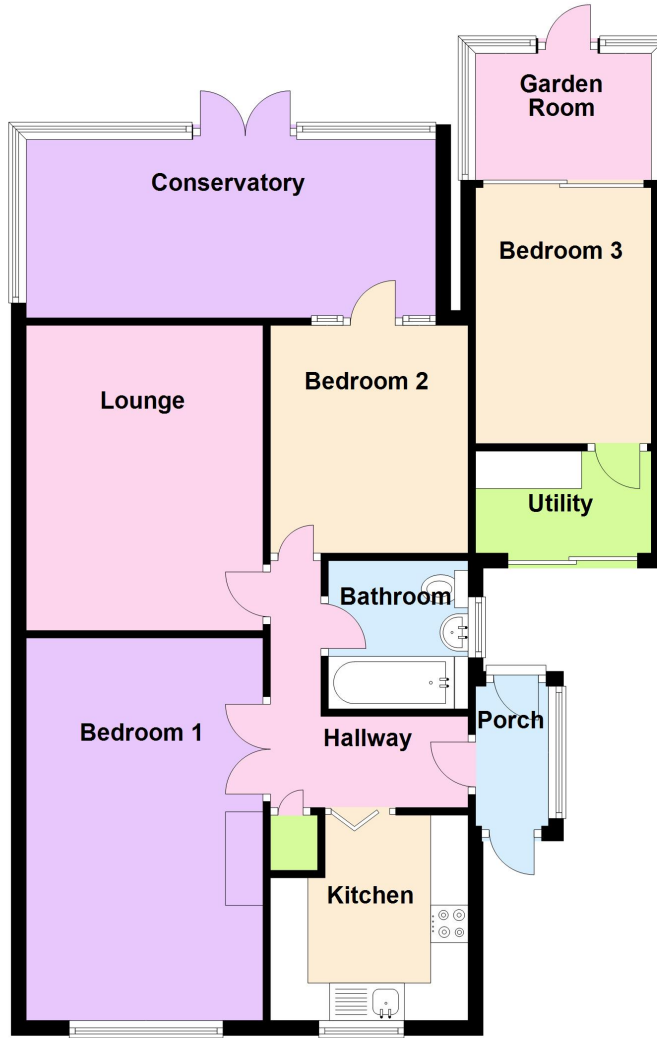
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 86.4 sq. metres (929.6 sq. feet)



Total area: approx. 86.4 sq. metres (929.6 sq. feet)



t: 01205 361161
 e: sales@sharmanburgess.com
 www.sharmanburgess.co.uk



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