



£177,000

5 Yew Tree Grove, Boston, Lincolnshire PE21 0DA

SHARMAN BURGESS

**5 Yew Tree Grove, Boston, Lincolnshire
PE21 0DA
£177,000 Freehold**

ACCOMMODATION

KITCHEN DINER

19' 3" (maximum) x 11' 10" (maximum) (5.87m x 3.61m)

Having partially obscure glazed front entrance door, counter tops with stainless steel sink and drainer with mixer tap. base level storage units, drawer units and matching eye level wall units, integrated fridge and freezer, concealed wall mounted gas central heating boiler, plumbing for automatic washing machine, dual aspect windows, radiator, two ceiling light points, wall mounted electric fuse box, further obscure glazed door leading to the driveway.

A two bedroomed detached bungalow being offered for sale with NO ONWARD CHAIN. Accommodation comprises a lounge, kitchen diner, two bedrooms and a bathroom. Further benefits include gas central heating, uPVC double glazing (excluding garage personnel door), driveway, single garage and garden to rear.



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LOUNGE

17' 0" x 12' 3" (5.18m x 3.73m)

Having window to front elevation, radiator, coved cornice, ceiling mounted strip light.

INNER HALLWAY

Having ceiling light point.

BEDROOM ONE

13' 2" (maximum) x 9' 3" (maximum) (4.01m x 2.82m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobe.

BEDROOM TWO

10' 0" (maximum) x 10' 2" (maximum) (3.05m x 3.10m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobe.

BATHROOM

Having panelled bath with wall mounted electric shower above, pedestal wash hand basin, WC, heated towel rail, fully tiled walls, obscure glazed windows to side elevation, ceiling light point, extractor fan, built-in linen cupboard.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the gravelled driveway, which provides off road parking and extends to the side of the property and gives vehicular access to the: -

SINGLE GARAGE

Having up and over door.



**SHARMAN
BURGESS** Est 1996

REAR GARDEN

Being initially laid to a paved patio seating area, leading to the remainder which is laid to lawn. The garden is enclosed by a mixture of wall and fencing.

SERVICES

Mains gas, water, electricity and drainage are connected.

REFERENCE

11072025/29314468/TYR



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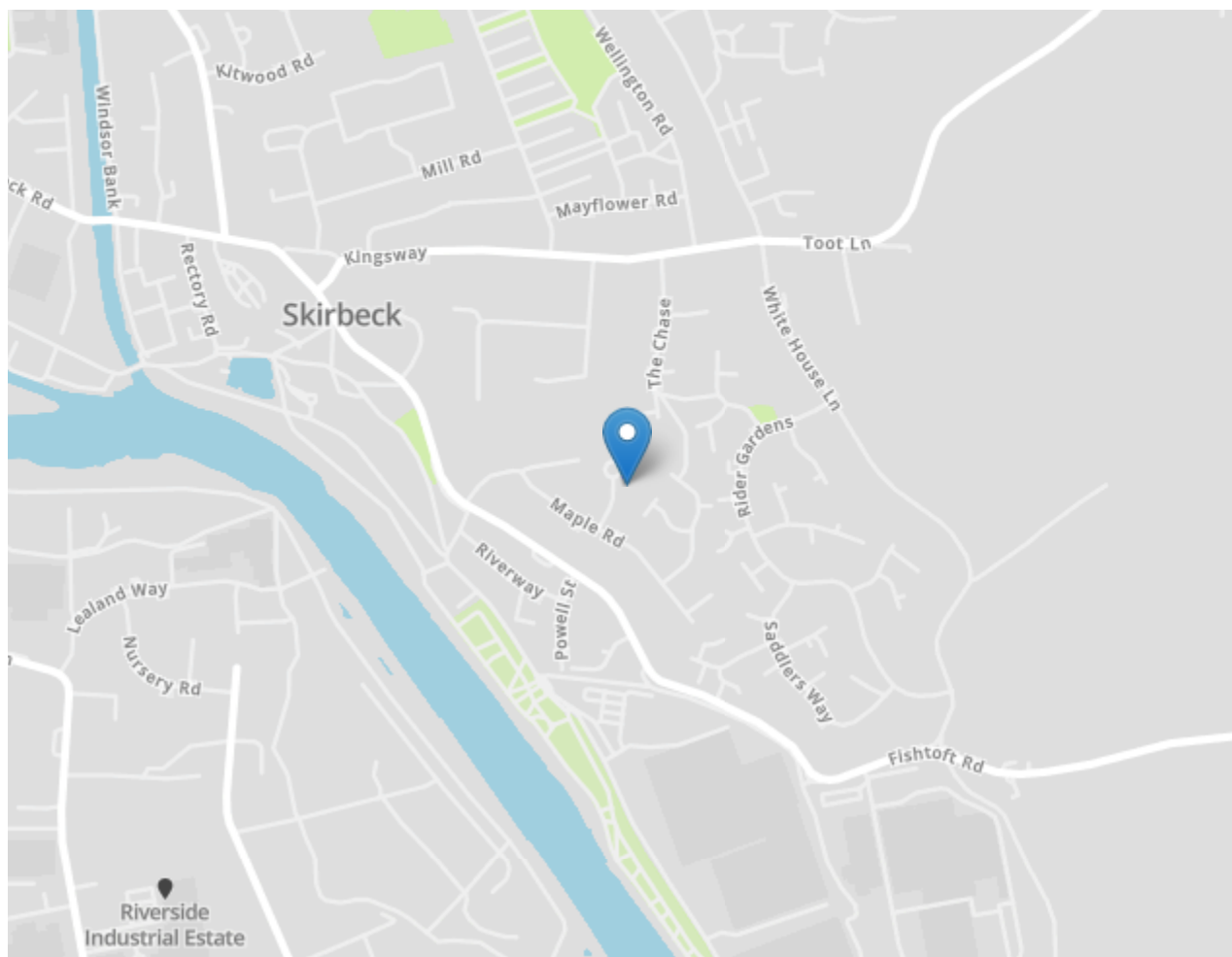
AGENT'S NOTES

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.



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Ground Floor

Approx. 82.8 sq. metres (891.5 sq. feet)



Total area: approx. 82.8 sq. metres (891.5 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC