



**£237,500**

12 Bridle Close, Fishtoft, Boston, Lincolnshire PE21 0BG

**SHARMAN BURGESS**

**12 Bridle Close, Fishtoft, Boston,  
Lincolnshire PE21 0BG  
£237,500 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With uPVC double glazed side entrance door, radiator, covered cornice, access to roof space, airing cupboard.

**LOUNGE**

18' 3" (maximum into bay window) x 12' 1" (5.56m x 3.68m)  
With double glazed bay window to front aspect, radiator, TV aerial point, fireplace with tiled surround and wooden mantle, wall light points, ceiling light point, two radiators, covered cornice.

A 2/3 bed roomed detached bungalow situated in a sought after residential location on the outskirts of Boston but only a short distance from the Town Centre and local amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, breakfast kitchen, utility and a four piece family bathroom. Further benefits include off road parking, garage with electric door and enclosed low maintenance rear garden.



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### **BREAKFAST KITCHEN**

14' 0" x 9' 5" (4.27m x 2.87m)

Having a fitted kitchen comprising wall and base level units, work surfaces with inset composite one and a half bowl sink and drainer unit with mixer tap over, integrated Neff oven and four ring gas hob with extractor above, space for fridge freezer, radiator, tiled flooring, partly tiled walls, wall mounted gas central heating boiler, double glazed window to front aspect, coved cornice, door to: -

### **ENTRANCE UTILITY**

4' 10" x 6' 10" (1.47m x 2.08m)

With uPVC double glazed side entrance door, uPVC double glazed window to side aspect, work surface with tiled splashback and inset stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, space and plumbing for automatic washing machine, coved cornice, tiled flooring.

### **BEDROOM ONE**

10' 0" x 12' 6" (3.05m x 3.81m)

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

### **BEDROOM TWO/SITTING ROOM**

13' 3" x 9' 0" (4.04m x 2.74m)

Having double glazed sliding patio doors to rear aspect, radiator, coved cornice.

### **BEDROOM THREE**

8' 4" x 9' 4" (2.54m x 2.84m)

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



**SHARMAN  
BURGESS** Est 1996

### **FAMILY BATHROOM**

Being fitted with a four piece suite comprising panelled bath with mixer tap, shower cubicle with wall mounted electric shower within, pedestal wash hand basin, low level WC, partly tiled walls, extractor fan, electric shaver point, radiator, tiled flooring, coved cornice, double glazed window to side aspect.

### **EXTERIOR**

To the front, the property benefits from a gravelled driveway which provides off road parking as well as vehicular access to the garage. Side gated access leads through to the rear garden. The front garden is laid to gravel and interspersed with established shrubs.

### **SINGLE GARAGE**

Having electric up and over door, served by power and lighting, roof space storage.

### **REAR GARDEN**

The low maintenance rear garden is laid to mixture of paved patio seating and gravelled area with shrub border. The garden is fully enclosed by timber fencing.

### **SERVICES**

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

### **REFERENCE**

25082024/27664806/ROB



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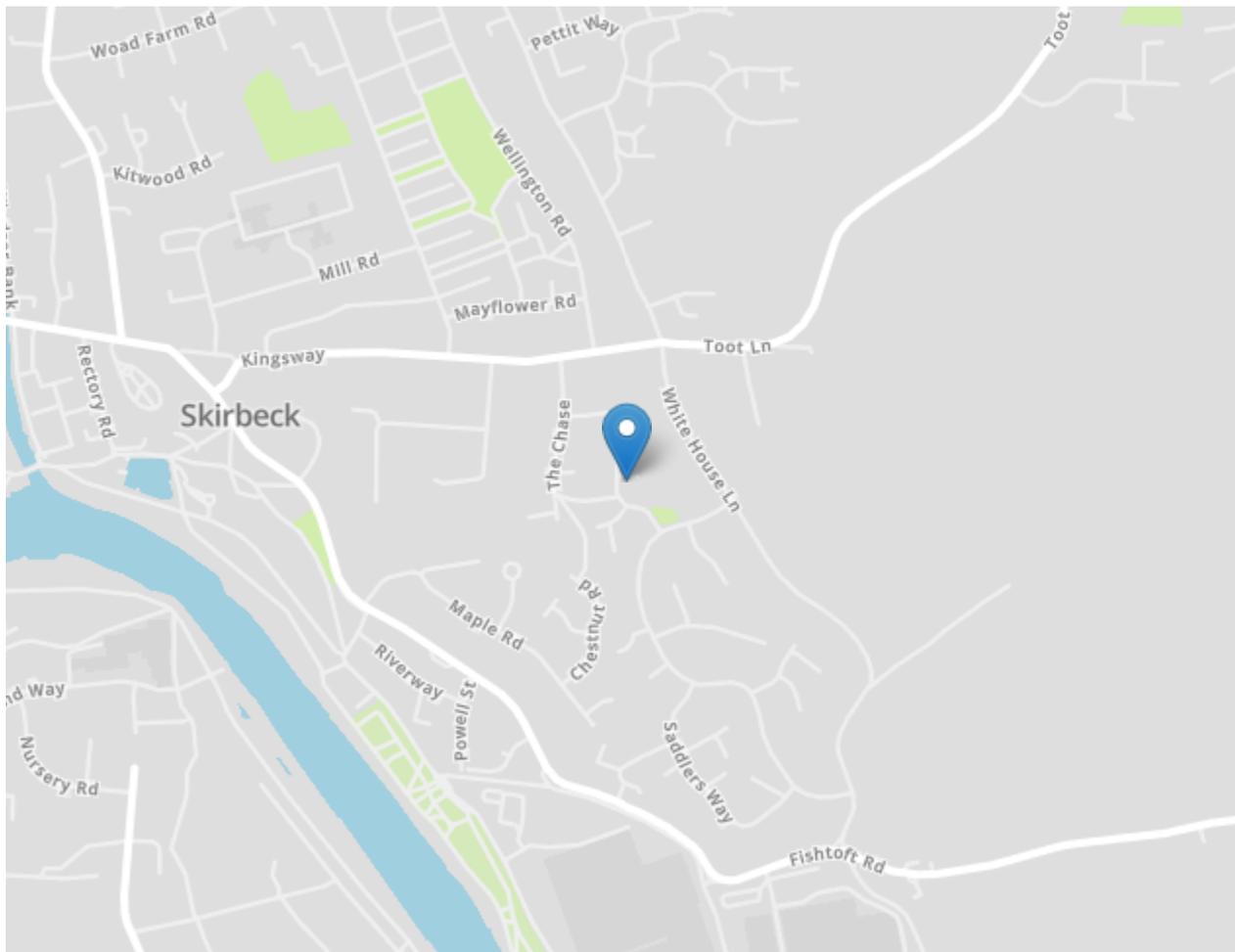
## AGENT'S NOTES

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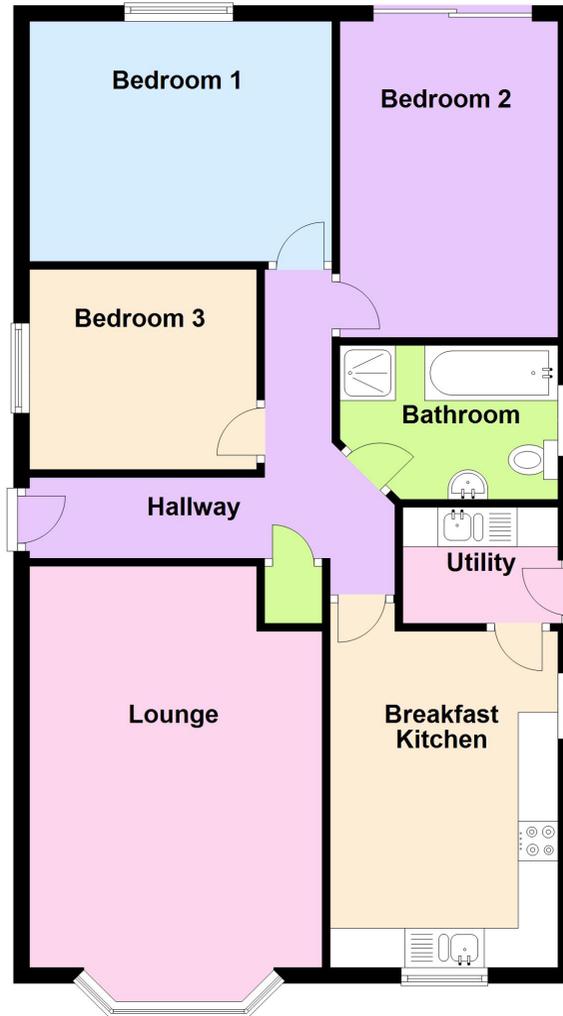
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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### Ground Floor

Approx. 80.3 sq. metres (864.0 sq. feet)



Total area: approx. 80.3 sq. metres (864.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC