



£299,950

4 Heather Close, Boston, Lincolnshire PE21 8AE

SHARMAN BURGESS

**4 Heather Close, Boston, Lincolnshire
PE21 8AE
£299,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed side entrance door with obscure glazed side panel, Karndean flooring, two radiators, dado rail, coved cornice, two ceiling light points, access to roof space, built-in double cloak cupboard with hanging rail within, fitted double airing cupboard housing the hot water cylinder and slatted linen shelving within.

A fantastic detached bungalow, individually built by the current owners and situated on a substantial plot with large block paved driveway providing ample off road parking for numerous vehicles and gardens to both the front and rear. The generous accommodation is flexible in nature and comprises an entrance hall with Karndean flooring, lounge, conservatory and separate dining room, modern fitted breakfast kitchen, utility room, 3/4 bedrooms with the smallest bedroom currently used an office. Bedroom one benefits from an en-suite shower room and there is also a family bathroom. Further benefits include a detached garage/workshop, gas central heating and uPVC double glazing.



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LOUNGE

19' 5" (maximum measurement) x 13' 5" (maximum measurement) (5.92m x 4.09m)

Having window to side aspect, sliding patio doors through to conservatory, radiator, coved cornice, ceiling light point with ornamental ceiling rose, TV aerial point, fireplace with fitted inset and hearth and living flame coal effect electric fire.

CONSERVATORY

17' 8" x 9' 9" (5.38m x 2.97m)

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

DINING ROOM

13' 7" (maximum measurement) x 11' 7" (maximum measurement) (4.14m x 3.53m)

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



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BREAKFAST KITCHEN

11' 9" (maximum measurement) x 11' 7" (maximum measurement) (3.58m x 3.53m)

Having a well appointed, modern kitchen comprising counter tops with inset set sink and drainer with mixer tap, wide range of base level storage units, pan drawers and matching eye level wall units with under cupboard lighting, additional central work surface providing breakfast bar and having additional storage units beneath. Integrated fridge, integrated waist height double oven and grill, four ring gas hob and fume extractor above, integrated dishwasher. Tiled flooring, radiator, coved cornice, ceiling mounted lighting, window to side aspect, obscure glazed side entrance door.

UTILITY ROOM

8' 8" x 7' 8" (2.64m x 2.34m)

Having counter top with matching upstand, built-in storage units, plumbing for automatic washing machine, space for tumble dryer, space for fridge or freezer, window to side aspect, coved cornice, ceiling mounted strip light, wall mounted Glow Worm gas central heating boiler, tiled flooring matching that of the kitchen, wall mounted electric fuse box.

BEDROOM ONE

13' 7" (maximum measurement) x 11' 7" (maximum measurement) (4.14m x 3.53m)

Having window to front aspect, radiator, coved cornice, ceiling light point, door to: -



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EN-SUITE SHOWER ROOM

Having a three piece suite comprising WC with concealed cistern, wash hand basin with vanity unit and shower cubicle with wall mounted shower within. Radiator, fully tiled walls, coved cornice, ceiling light point, extractor fan and obscure glazed window.

BEDROOM TWO

14' 0" (maximum measurement) x 9' 7" (maximum measurement) (4.27m x 2.92m)

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

BEDROOM THREE

10' 8" (maximum measurement) x 9' 8" (maximum measurement) (3.25m x 2.95m)

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

OFFICE/BEDROOM FOUR

9' 7" x 6' 6" (2.92m x 1.98m)

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

FAMILY BATHROOM

Having a four piece suite comprising a corner shower cubicle with wall mounted shower within, pedestal wash hand basin, panelled bath, WC. Obscure glazed window, coved cornice, ceiling light point, extractor fan, tiled walls, radiator.



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EXTERIOR

The property is situated on a large plot, with dropped kerb leading to a substantial blocked paved driveway which provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the garage. The front garden is predominantly laid to lawn with flower and shrub borders. To the rear, the garden initially comprises a large paved patio seating area with low level wall proving ample entertaining space, leading to a lawned section of garden with flower and shrub borders. The garden has an approximate 8ft x 6ft glasshouse which is to be included within the sale. To the rear and screened by low level fencing is a substantial vegetable patch which has been productive over a number of years. The garden is fully enclosed by fencing and served by external lighting and outside tap.

GARAGE WORKSHOP

23' 0" x 10' 8" (7.01m x 3.25m)

Having up and over door, served by power and lighting.

SERVICES

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

REFERENCE

18012024/27183481/GAU



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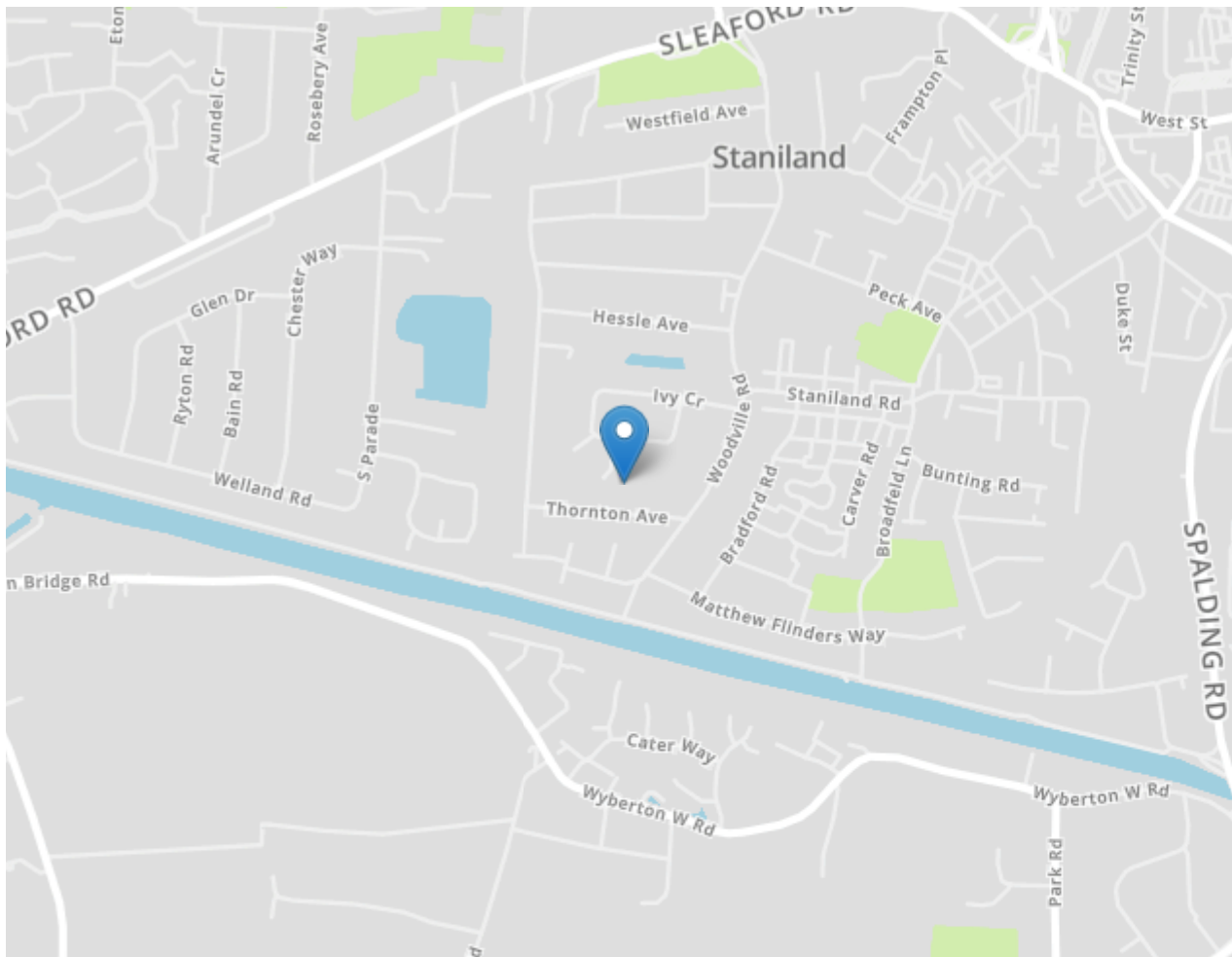
AGENT'S NOTES

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.

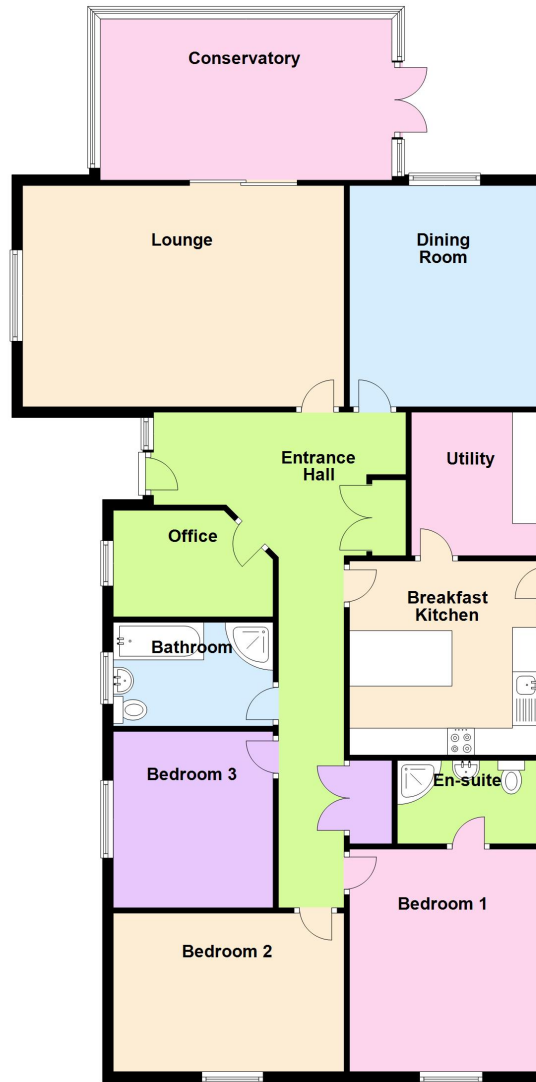
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



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Ground Floor
Approx. 152.8 sq. metres (1644.5 sq. feet)



Total area: approx. 152.8 sq. metres (1644.5 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		
(69-80)	C		79
(55-68)	D	59	
(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