



£189,950

7 Winston Gardens, Boston, Lincolnshire PE21 9DF

SHARMAN BURGESS

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PE21 9DF
£189,950 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having a partially obscured glazed front entrance door leading to:-

HALL

Further glazed door leading to hall with coved cornice, wall mounted lighting, radiator, telephone point and built in cloak cupboard providing storage space and shelving within.

A link detached Fred Peck built bungalow situated in a highly sought after location available to the market with NO ONWARD CHAIN. The accommodation comprises entrance hall, kitchen/diner, lounge, Three bedrooms with bedroom three having previously been used as a dining room and having a garden room/conservatory off. Two piece bathroom with separate wc and the bungalow is served with gas central heating, driveway and single garage.



SHARMAN BURGESS



KITCHEN/DINER

11' 9" x 10' 4" (3.58m x 3.15m) (both maximum measurements)
Having roll edge work surfaces with stainless steel sink and drainer, base level storage units, drawer units and matching eye level wall units. Plumbing for automatic washing machine, space for standard height fridge or freezer, space for cooker and wall mounted extractor fan. Dual aspect windows to the front and side, radiator and ceiling mounted strip light

LOUNGE

15' 10" x 11' 9" (4.83m x 3.58m) (both maximum measurements)
Having window to the front aspect, two radiators, wall mounted lighting, television aerial point, fitted gas fire with hearth and display surround.

BEDROOM ONE

15' 4" (maximum measurement) x 10' 2" (4.67m x 3.10m)
Having window to the rear aspect, radiator, coved cornice and ceiling light point.

BEDROOM TWO

11' 9" x 8' 9" (3.58m x 2.67m)
Having window to the side aspect, radiator, ceiling light point and access to the roof space.

BEDROOM THREE

10' 2" x 9' 9" (3.10m x 2.97m)
Having been latterly used as a dining room. Radiator, coved cornice and ceiling light point. Two windows to the rear aspect with obscure glazed door leading to:-



**SHARMAN
BURGESS** Est 1996

GARDEN ROOM/CONSERVATORY

15' 6" x 7' 4" (4.72m x 2.24m)

Being of brick and timber single glazed construction with tiled floor and door leading out to the garden.

Personnel door leading to the garage.

BATHROOM

Comprising a two piece suite with pedestal wash hand basin with tiled splash back, panelled bath with tiled splash back, obscure glazed window to the front aspect, radiator, coved cornice and ceiling light point.

SEPARATE WC

With wc, obscure glazed window, radiator, coved cornice and ceiling light point.

EXTERIOR

To the front the property is approached over a drop kerb which leads to a driveway providing off road parking giving vehicular access to the garage. The front garden is predominately low maintenance gravel with flowering shrubs set within.

To the rear the property benefits from a good sized rear garden, initially having concrete hard standing area leading to the remainder which is predominately laid to sections of lawn with beds and borders containing a variety of flowering plants and shrubs.

GARAGE

16' 7" x 8' 2" (5.05m x 2.49m) (both maximum measurements)

Having up and over door is served with power and lighting and houses the GLOWORM combination gas central heating boiler.

SERVICES

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

REFERENCE

26839739/10102023/LOV



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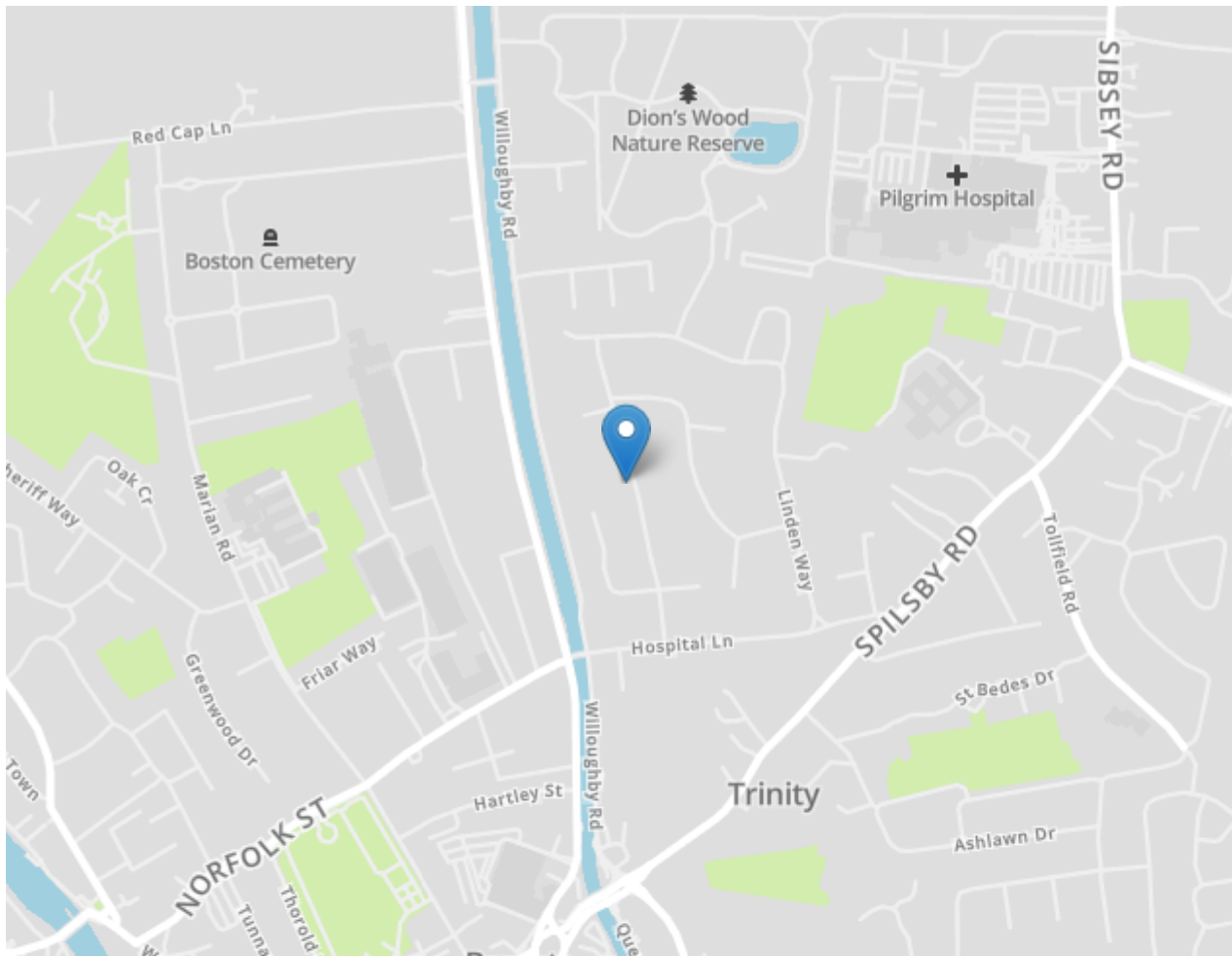
AGENT'S NOTES

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. 104.5 sq. metres (1124.4 sq. feet)



Total area: approx. 104.5 sq. metres (1124.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(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	