



**£238,500**

71 Hessle Drive, Boston, Lincolnshire PE21 8BZ

**SHARMAN BURGESS**

**71 Hessle Drive, Boston, Lincolnshire**  
**PE21 8BZ**  
**£238,500 Freehold**

**ACCOMODATION**

**ENTRANCE LOBBY**

8' 8" (maximum measurement) x 5' 5" (maximum measurement) (2.64m x 1.65m)

Having a partially obscure glazed front entrance door, window to front aspect, ceiling light point, radiator and power. Further glazed door through to: -

**INNER HALLWAY**

Having wood effect laminate flooring, radiator, coved cornice, two ceiling light points, access to roof space, Hive central heating thermostat, cloak cupboard with light and hanging rail within.

A three bedroomed detached bungalow situated on a generous sized plot with large approximate westerly facing rear garden, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance lobby, inner hallway, lounge, kitchen diner, utility/wash room, three bedrooms and a shower room. Further benefits include a driveway with 30ft long garage workshop with electric door, enclosed garden to the rear, gas central heating and uPVC double glazing.



**SHARMAN BURGESS**



#### **LOUNGE**

13' 2" (maximum measurement including window and chimney breast) x 14' 8" (maximum measurement) (4.01m x 4.47m)

Having dual aspect windows to front and side of the property, radiator, ceiling light point, wood effect laminate flooring, wall mounted lighting.

#### **KITCHEN DINER**

11' 10" (maximum measurement) x 11' 5" (maximum measurement) (3.61m x 3.48m)

Having roll edge work surfaces with inset stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated electric oven and grill, four ring electric hob with illuminated stainless steel fume extractor above, tiled floor, radiator, ceiling recessed lighting, window to rear aspect.

#### **WALK-IN PANTRY**

With shelving within, obscure glazed window to front aspect, electric fuse box and ceiling light point.

#### **REAR ENTRANCE LOBBY**

Having tiled flooring, ceiling light point, obscure glazed entrance door.

#### **UTILITY/WASH ROOM**

Having push button WC, wash hand basin with vanity unit beneath, plumbing for automatic washing machine, power, obscure glazed window, ceiling light point, radiator.

#### **BEDROOM ONE**

12' 5" x 10' 4" (measurement taken to built-in wardrobes and includes recess) (3.78m x 3.15m)

Having window to front aspect, radiator, wood effect laminate flooring, ceiling light point, built-in wardrobes with hanging rails and shelving within and overhead storage lockers extending to the majority of one wall.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM TWO

13' 8" (maximum measurement) x 9' 3" (maximum measurement) (4.17m x 2.82m)

Having window to side aspect, radiator, ceiling light point, wood effect laminate flooring, built-in bedroom furniture including wardrobes with hanging rails within, overhead storage lockers and a dressing table.

### BEDROOM THREE

10' 0" (maximum measurement) x 8' 7" (maximum measurement) (3.05m x 2.62m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, wood effect laminate flooring.

### SHOWER ROOM

Having a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, double shower cubicle with wall mounted Bristan mains fed shower within and fitted shower screen, tiled flooring, fully tiled walls, ceiling recessed lighting, obscure glazed window to rear aspect, built-in boiler cupboard housing the Worcester combination gas central heating boiler.

### EXTERIOR

To the front, the property has electric double gated access leading to the bonded resin driveway which provides off road parking as well as vehicular access to the garage workshop. The front garden has a shaped front lawn with slate beds and borders, low level wall to the front boundary with wrought iron pedestrian gate and pathway leading to the front entrance door and extending to the right hand side of the bungalow.

The rear garden benefits from an approximate westerly aspect and comprises sections of hardstanding providing seating space, leading to large areas of lawn with flower and shrub borders. The garden is fully enclosed by fencing and served by external tap and lighting. Two timber sheds provide storage space.

### LARGE GARAGE WORKSHOP

11' 1" (measurement taken at the widest point) x 30' 4" (maximum measurement) (3.38m x 9.25m)

Having electric roller door, two windows, served by power and lighting, personnel door leading to the garden.

### AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

### SERVICES

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

### REFERENCE

26580013/17082023/HOL



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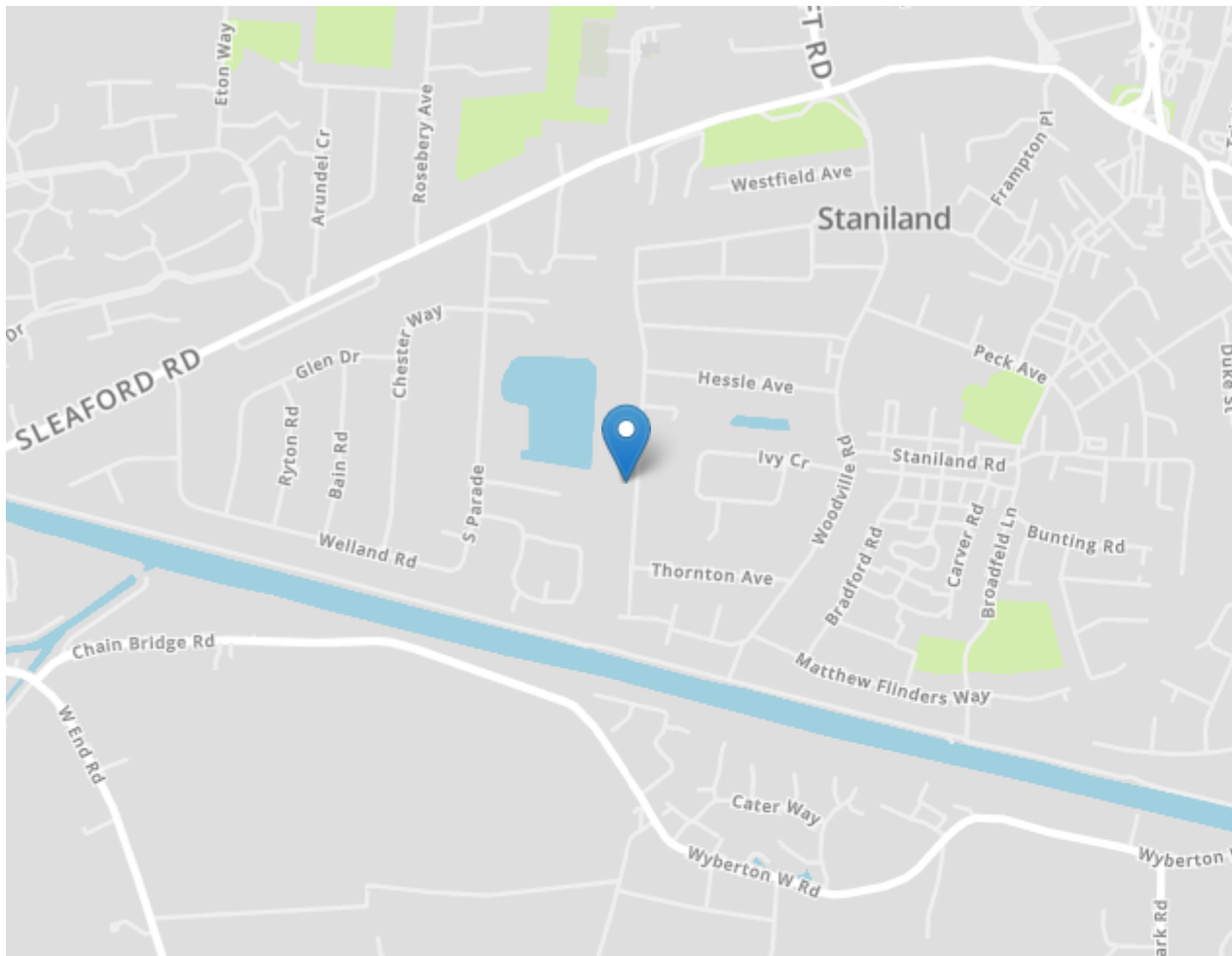
## AGENT'S NOTES

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. 120.4 sq. metres (1296.4 sq. feet)



Total area: approx. 120.4 sq. metres (1296.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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	