



£199,950

42 Cromwell Close, Boston, Lincolnshire PE21 9NQ

SHARMAN BURGESS

42 Cromwell Close, Boston, Lincolnshire
PE21 9NQ
£199,950 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having front entrance door, coved cornice, ceiling light point, further obscure glazed door through to: -

HALLWAY

Having coved cornice, two ceiling light points, wall mounted central heating thermostat, loft access served by loft ladder, built-in double airing cupboard housing the hot water cylinder and slatted linen shelving within.

A Fred Peck built detached bungalow situated in a highly desirable location and offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance porch, hallway, lounge, good sized kitchen diner, two double bedrooms, shower room and separate cloakroom. Further benefits include a driveway, larger than average single garage, front and rear gardens and gas central heating.



SHARMAN BURGESS



LOUNGE

17' 0" x 11' 7" (maximum into recess) (5.18m x 3.53m)
Having dual aspect windows, TV aerial point, coved cornice, ceiling light point, radiator, living flame log effect fireplace with fitted hearth and display surround.

KITCHEN DINER

17' 0" x 10' 1" (5.18m x 3.07m)
Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for standard height fridge and freezer, integrated oven and grill, window to rear aspect, coved cornice, ceiling mounted strip light, radiator, additional light point above dining area, wall mounted Worcester gas central heating boiler, rear entrance door leading to the garden.

BEDROOM ONE

13' 7" (maximum) x 10' 7" (maximum) (4.14m x 3.23m)
Having window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

10' 8" (maximum) x 9' 0" (maximum) (3.25m x 2.74m)
Having window to rear to aspect, radiator, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Being fitted with a two piece suite comprising shower cubicle with wall mounted Mira mains fed shower within and fitted shower screen, wash hand basin with vanity unit beneath, radiator, fully tiled walls, coved cornice, ceiling point, obscure glazed window.

SEPARATE CLOAKROOM

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin, obscure glazed window to rear aspect, radiator, coved cornice, ceiling light point.

EXTERIOR

To the front, the property has a dropped kerb leading to a gravelled driveway which provides off road parking as well as vehicular access to the garage. The front garden comprises two sections of lawn with plant and shrub borders and is served by an outside light.

GARAGE

22' 7" (maximum) x 9' 5" (maximum) (6.88m x 2.87m)

Having up and over door, personnel door to rear, wall mounted electric fuse box, served by power and lighting.

The rear garden has been designed predominantly with low maintenance in mind and is laid to sections of paving and concrete hardstanding which provide seating space. There are further gravelled borders containing flowering plants and shrubs. The garden is fully enclosed by fencing and served by an outside tap and light.

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

12042024/27537702/CUR



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

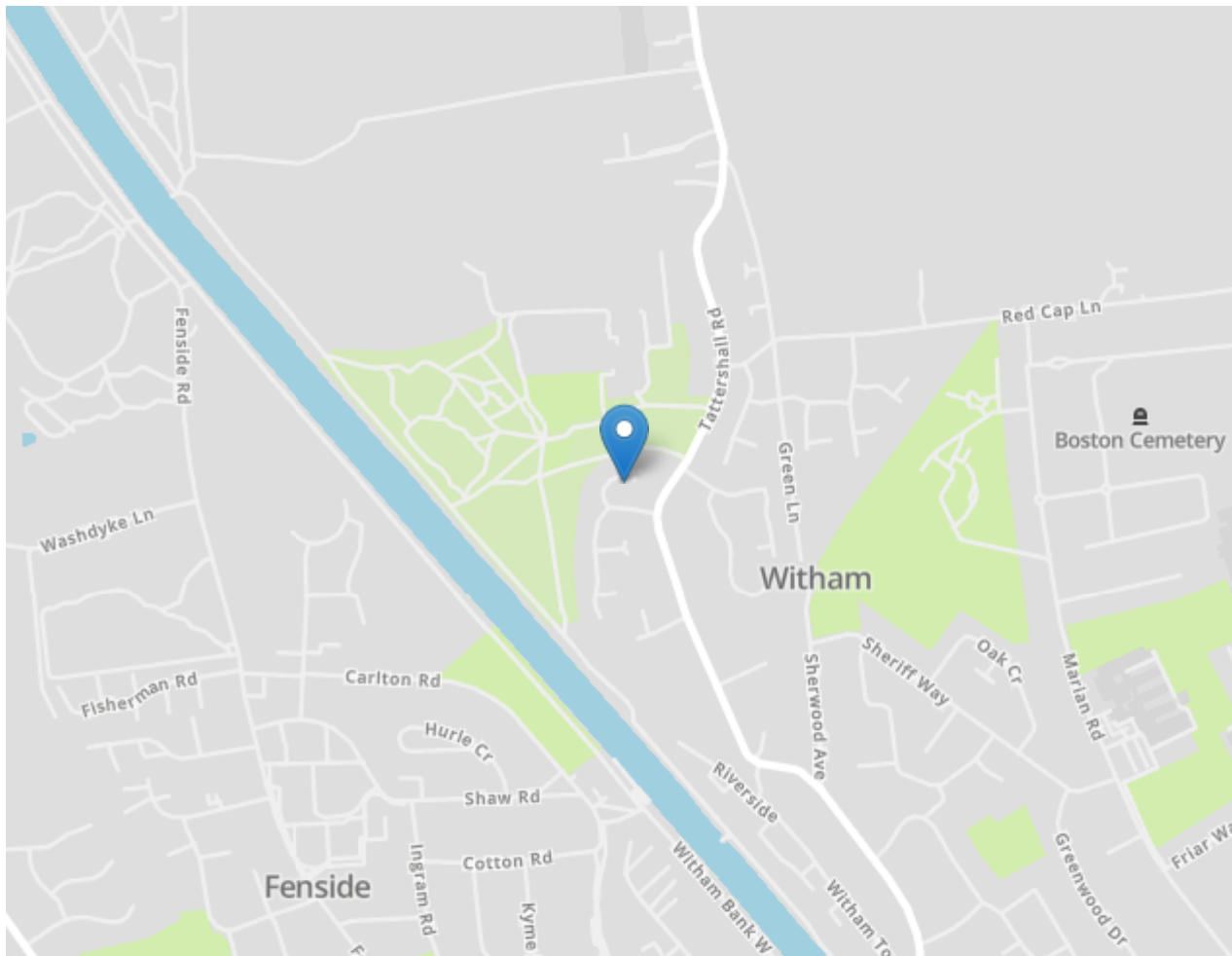
AGENT'S NOTES

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. 94.8 sq. metres (1020.2 sq. feet)



Total area: approx. 94.8 sq. metres (1020.2 sq. feet)

**SHARMAN
BURGESS** Est 1996

t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk

