



£200,000

11 Harewood Close, Boston, Lincolnshire PE21 9BA

SHARMAN BURGESS

**11 Harewood Close, Boston, Lincolnshire
PE21 9BA
£200,000 Freehold**

ACCOMMODATION

KITCHEN

10' 7" (maximum) x 10' 2" (maximum) (3.23m x 3.10m)

With side entrance door, counter tops, stainless steel one and half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for condensing tumble dryer, space for twin height fridge freezer, fitted double oven gas stove, window to side aspect, radiator, ceiling mounted strip light, built-in cupboard with sliding doors housing the electric consumer unit and further storage above, built-in boiler cupboard housing the Ideal gas combination central heating boiler.

A detached bungalow situated in a highly desirable cul-de-sac location being offered for sale with NO ONWARD CHAIN. Having great living accommodation comprising a kitchen, lounge and separate generous sized sitting room, two double bedrooms and shower room. Further benefits include a block paved driveway, single garage, front and rear gardens, uPVC double glazing and gas central heating.



SHARMAN BURGESS



SITTING ROOM

14' 7" (maximum) x 12' 2" (maximum) (4.45m x 3.71m)
With window to side aspect, part glazed front entrance door with glazed panels to either side, radiator, coved cornice, two ceiling light points, built-in cloak cupboard with overhead storage.

LOUNGE

14' 4" (maximum) x 11' 9" (maximum) (4.37m x 3.58m)
With dual aspect windows, radiator, coved cornice, ceiling light point, stone fireplace.

INNER HALLWAY

With radiator, wall mounted lighting, access to roof space.

BEDROOM ONE

13' 2" (maximum) x 9' 10" (maximum) (4.01m x 3.00m)
With window to rear aspect, radiator, ceiling light point, coved cornice.

BEDROOM TWO

12' 9" (maximum) x 9' 10" (maximum) (3.89m x 3.00m)
With window to rear aspect, radiator, coved cornice, ceiling light point.

SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower and fitted shower screen, radiator, fully tiled walls, ceiling light point, extractor fan, obscure glazed window to side aspect.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property is approached over a dropped kerb leading to a block paved driveway which provides off road parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn with flower and shrub borders and low level wall to the front boundary.

GARAGE

8' 2" (maximum) x 18' 4" (maximum) (2.49m x 5.59m)

Of brick and fibreglass roof construction, with up and over door, served by power and lighting, personnel door to rear garden.

REAR GARDEN

Being predominantly laid to lawn with flower and shrub borders. There is a gravelled hardstanding area and the garden is enclosed to the majority by a mixture of fencing and hedging. The garden also houses a glazed aluminium greenhouse which is to be included in the sale.

SERVICES

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

REFERENCE

26062024/27876818/HUM



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

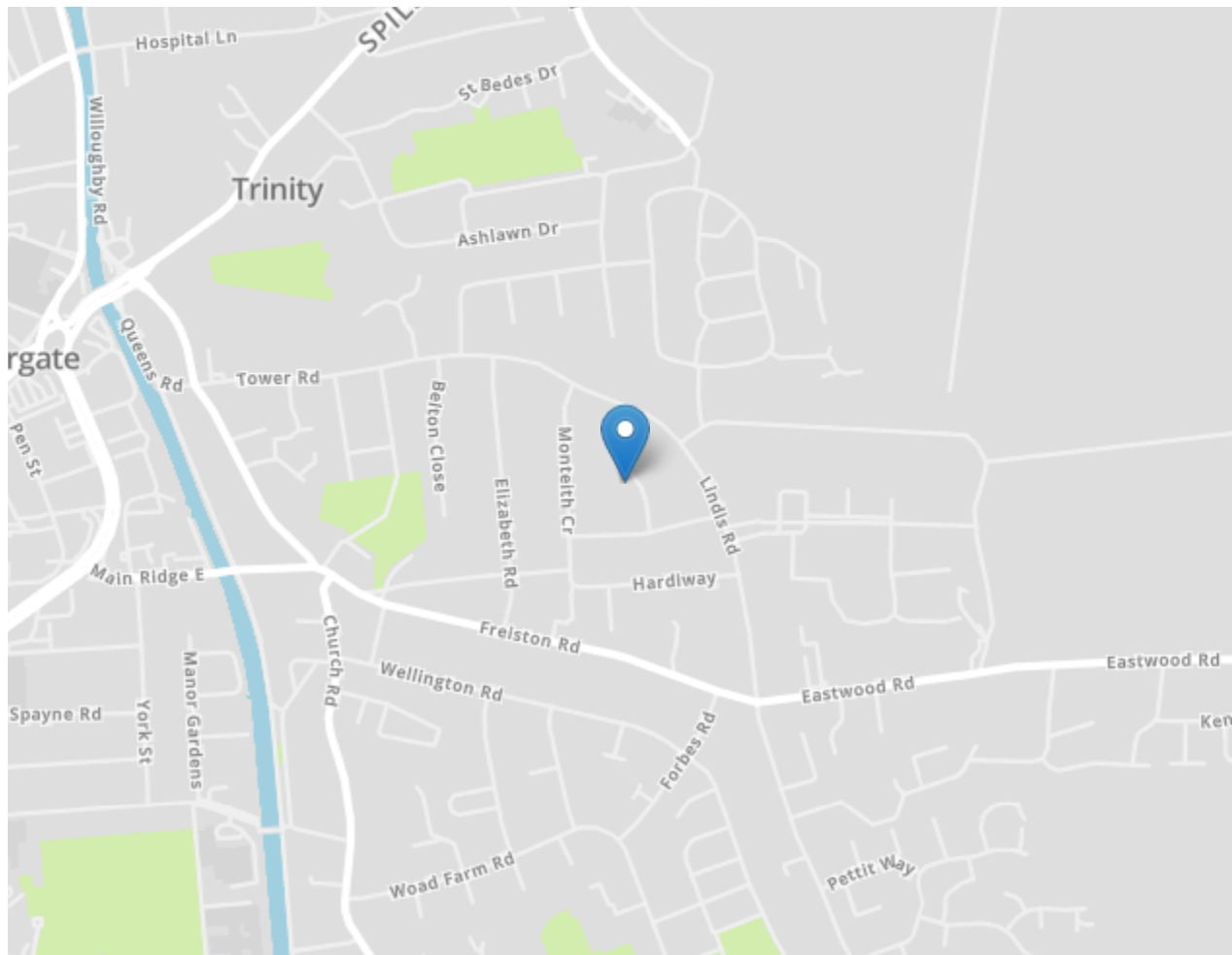
AGENT'S NOTES

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.

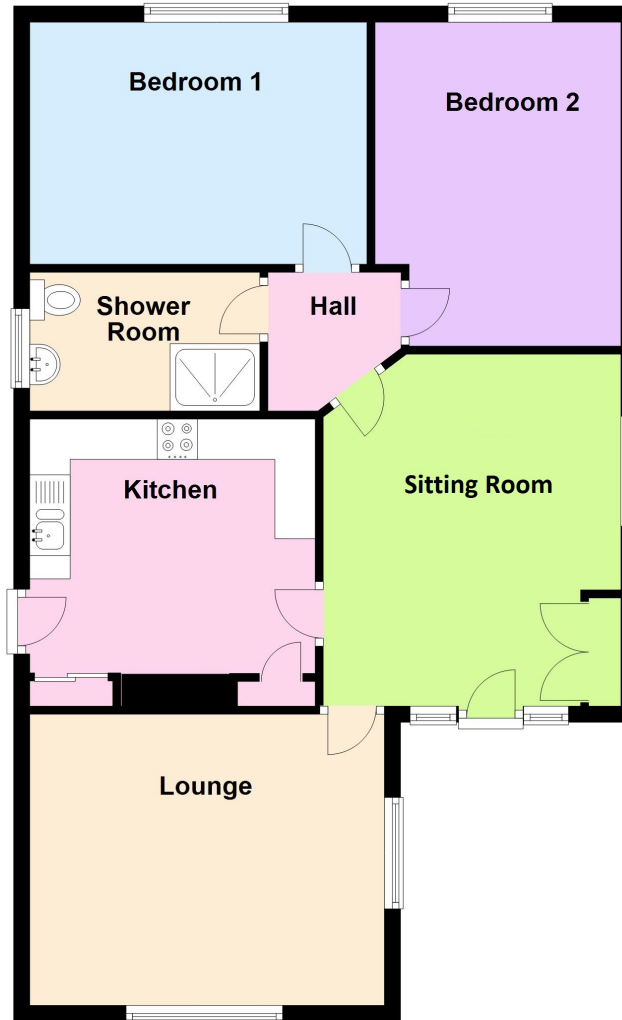
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 78.3 sq. metres (843.3 sq. feet)



Total area: approx. 78.3 sq. metres (843.3 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		60	81
England, Scotland & Wales			
		EU Directive 2002/91/EC	