



£209,950

78 Kingsway, Boston, Lincolnshire PE21 0AR

SHARMAN BURGESS

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PE21 0AR
£209,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, coved cornice, two ceiling light points, built-in cloak cupboard with wall mounted coat hooks within, access to loft space served by loft ladder.

LOFT SPACE

15'0" (maximum) x 12'6" (maximum) (4.57m x 3.81m)

Having window and light point within. An ideal storage space yet providing scope and potential to be an additional room, subject to gaining any necessary planning permissions and consents from the relevant local authority.

A deceptively spacious detached bungalow offered for sale with NO ONWARD CHAIN, with versatile living accommodation comprising an entrance hall, kitchen diner, side entrance porch, lounge, three bedrooms and a large conservatory, two piece bathroom, separate WC, loft space that may be suitable for further conversion (s.t.p.p). Further benefits include a driveway, detached single garage, enclosed rear garden and gas central heating.



SHARMAN BURGESS



LOUNGE

17' 1" (maximum) x 11' 9" (maximum) (5.21m x 3.58m)
 Having window to front aspect, radiator, coved cornice, ceiling mounted lighting, additional wall mounted lighting, telephone point, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

KITCHEN DINER

16' 6" x 10' 10" (5.03m x 3.30m)
 Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink with double drainer, range of base level storage units, drawer units, matching eye level wall units, plumbing for automatic washing machine, space for standard height fridge or freezer, gas point for cooker, dual aspect windows, additional return work surface providing breakfast/dining area, radiator, ceiling mounted lighting, wall mounted Baxi gas combination central heating boiler, Xpelair extractor, linen cupboard housing slatted shelving within.

SIDE ENTRANCE PORCH

Of uPVC double glazed construction with polycarbonate roof. Having door leading to the driveway and tiled floor.

BEDROOM ONE

12' 2" x 9' 8" (measurement taken to built-in wardrobes) (3.71m x 2.95m)
 Having window to rear aspect, radiator, ceiling light point, range of fitted bedroom furniture with bedside cabinets and shelving, fitted wardrobes with hanging rails and shelving within and storage lockers above.

BEDROOM TWO

10' 3" (maximum) x 11' 9" (maximum) (3.12m x 3.58m)
 Having radiator, coved cornice, ceiling light point. This room could potentially be used as an additional reception room as it leads onto the -



**SHARMAN
BURGESS** Est 1996

CONSERVATORY

14' 10" (maximum) x 11' 9" (maximum) (4.52m x 3.58m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having ceiling light point, French doors leading the garden, served by power.

BEDROOM THREE

8' 6" (maximum) x 7' 6" (maximum) (2.59m x 2.29m)

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

BATHROOM

Being fitted with a two piece suite comprising panelled bath with wall mounted electric shower above and concertina shower screen, pedestal wash hand basin, fully tiled walls, heated towel rail, obscure glazed window to side aspect, ceiling light point, linen cupboard.

SEPARATE WC

Having WC, fully tiled walls, access to roof space, obscure glazed window to side aspect.

EXTERIOR

The property is approached over a concrete driveway with wrought iron gates, providing ample off road parking and hardstanding as well as vehicular access to the garage. The front garden is predominantly laid to lawn, with low level wall to the front boundary.

DETACHED GARAGE

16' 7" x 8' 3" (5.05m x 2.51m)

Having up and over door, personnel door to garden, window to rear aspect, served by power and lighting.

REAR GARDEN

Being predominantly laid to lawn with flower and shrub borders. The garden houses an approximate 6ft x 8ft greenhouse and a timber storage shed. The garden is fully enclosed by fencing and served by outside lighting.

AGENT'S NOTE

Prospective purchasers should be aware that the property has a combination central heating boiler and radiators and any warm air vents shown in the photographs are no longer in use.

SERVICES

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

REFERENCE

17092024/27870032/BAR



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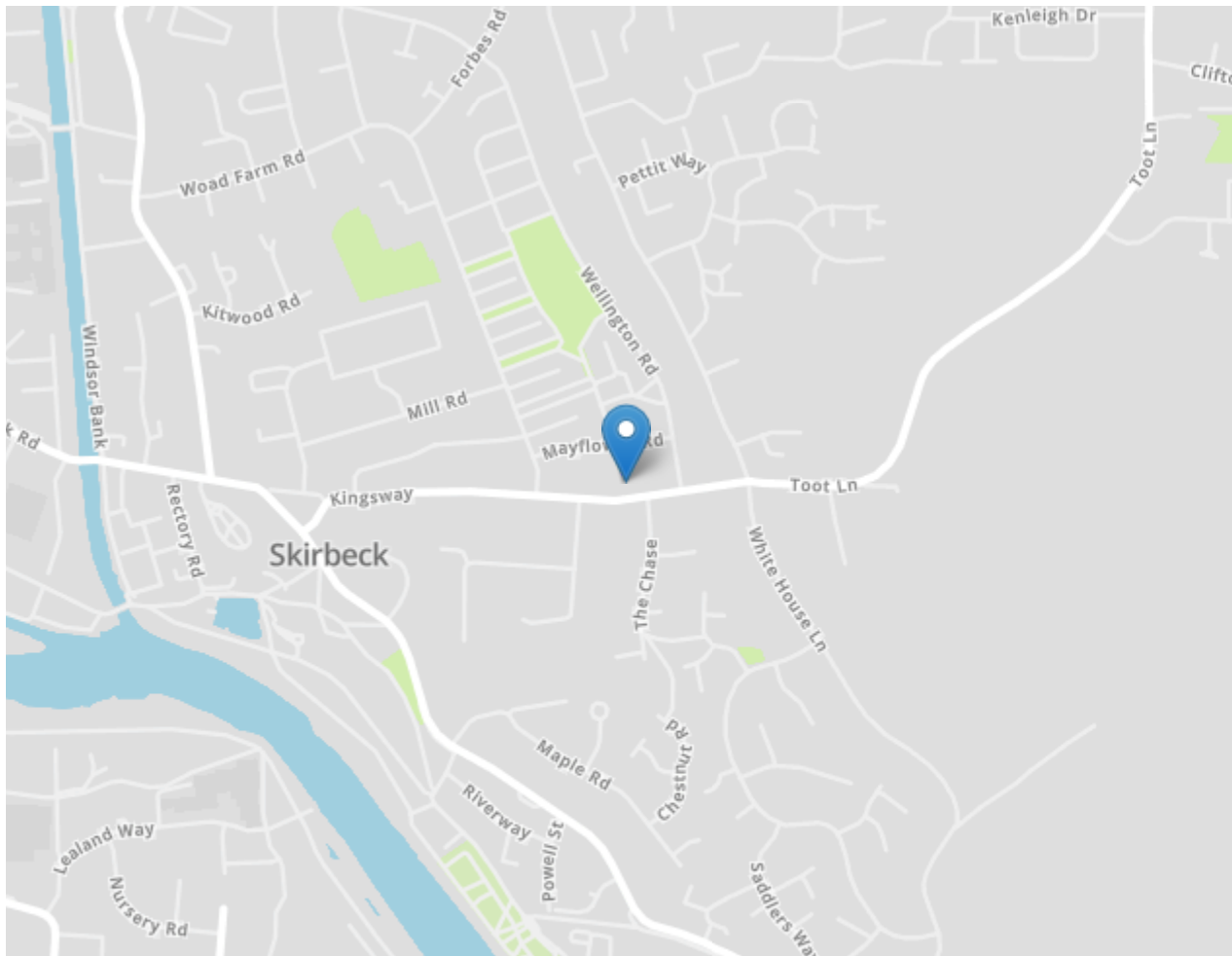
AGENT'S NOTES

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. 109.6 sq. metres (1179.2 sq. feet)



Total area: approx. 109.6 sq. metres (1179.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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	