



£425,000

198 Eastwood Road, Boston, Lincolnshire PE21 0PP

SHARMAN BURGESS

**198 Eastwood Road, Boston, Lincolnshire
PE21 0PP
£425,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, dado rail, coved cornice, ceiling recessed lighting, access to loft space, digital central heating control. Built-in airing cupboard housing the hot water cylinder, slatted linen shelving and Worcester gas central heating boiler.

LOUNGE DINER

23' 3" (maximum) x 11' 11" (maximum) (7.09m x 3.63m)
Having dual aspect windows, sliding patio doors leading to the rear garden, two radiators, coved cornice, ceiling light point, additional wall mounted lighting, feature log effect electric fireplace, TV aerial point, wiring for satellite TV.



Situated on a plot size of a little under 1 ACRE (s.t.s) with substantial driveway and large gardens extending to the rear, is this sizeable three bedroomed detached bungalow, with two double garages to the rear. Accommodation comprises an entrance hall, lounge diner, kitchen with additional dining/breakfast area, conservatory, modern family shower room, three double bedrooms, one of which benefits from a two piece en-suite. Further benefits include gas central heating, uPVC double glazing and great scope and potential for further extension or development (s.t.p.p).



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KITCHEN

12' 11" x 8' 10" (3.94m x 2.69m)

Having roll edge work surfaces, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, four ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor above, plumbing for dishwasher, plumbing for washing machine, vent for tumble dryer, space for standard height fridge and standard height freezer, ceiling mounted strip light, window to front elevation.

BREAKFAST ROOM

9' 11" x 8' 11" (3.02m x 2.72m)

Having dado rail, coved cornice, ceiling light point, TV aerial point, door to Bedroom Three, door to: -

CONSERVATORY

10' 5" x 9' 5" (3.17m x 2.87m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, door leading out to the garden.

BEDROOM ONE

12' 5" (excluding recess and including chimney breast) x 12' 1" (3.78m x 3.68m)

Having two windows to front elevation, radiator, coved cornice, ceiling light point.



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BEDROOM TWO

10' 0" (maximum) x 9' 11" (maximum) (3.05m x 3.02m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.

BEDROOM THREE

13' 7" (maximum) x 13' 3" (maximum) (4.14m x 4.04m)

Having dual aspect windows, radiator, two ceiling light points, door to: -

TWO PIECE EN-SUITE

Comprising WC, wash hand basin with mixer and vanity unit beneath, tiled floor, fully tiled walls, ceiling mounted strip light, obscure glazed window, electric heated towel rail.

FAMILY SHOWER ROOM

Comprising shower cubicle with wall mounted Aqualisa power shower within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC, with concealed cistern, coved cornice, ceiling light point, extractor fan, obscure glazed window to rear elevation, tiled floor, fully tiled walls, heated towel rail.

EXTERIOR

The property benefits from a plot size of approximately 0.82 Acres (s.t.s) and is approached over a large return driveway with two separate gated entrances. There is a large central lawned section and privet hedging to the front boundary. The tarmac driveway continues to both sides of the property and gives vehicular access to the rear, where there is further areas of hardstanding and parking space for numerous vehicles. The driveway also provides vehicular access to the garage/workshop areas.





DOUBLE GARAGE

Of concrete sectional construction and comprising: -

GARAGE SECTION ONE

19' 5" x 8' 3" (5.92m x 2.51m)

Having up and over door, served by lighting.

GARAGE SECTION TWO

19' 3" x 8' 4" (maximum) (5.87m x 2.54m)

Having up and over door, electric fuse box, served by lighting.

FURTHER DOUBLE GARAGE

20' 3" (maximum) x 19' 5" (maximum) (6.17m x 5.92m)

Of brick and tile construction. Currently used as a workshop.

Having two sets of double doors, served by power and lighting, personnel door, electric fuse box.

REAR GARDEN

Initially comprising a paved patio seating area providing entertaining space, leading to the remainder of the garden which is laid to lawn to the majority and benefits from a row of conifers situated approximately three quarters of the way down the garden. The gardens house a large sunken pond with water lilies and water feature and are enclosed by mixture of fencing and hedging and served by external lighting. The garden also houses a garden store which is situated to the rear of the concrete sectional double garage and an approximate 8ft x 12ft glasshouse.

SERVICES

Mains gas, electricity, water and drainage are connected. The property is also served by a water softener.

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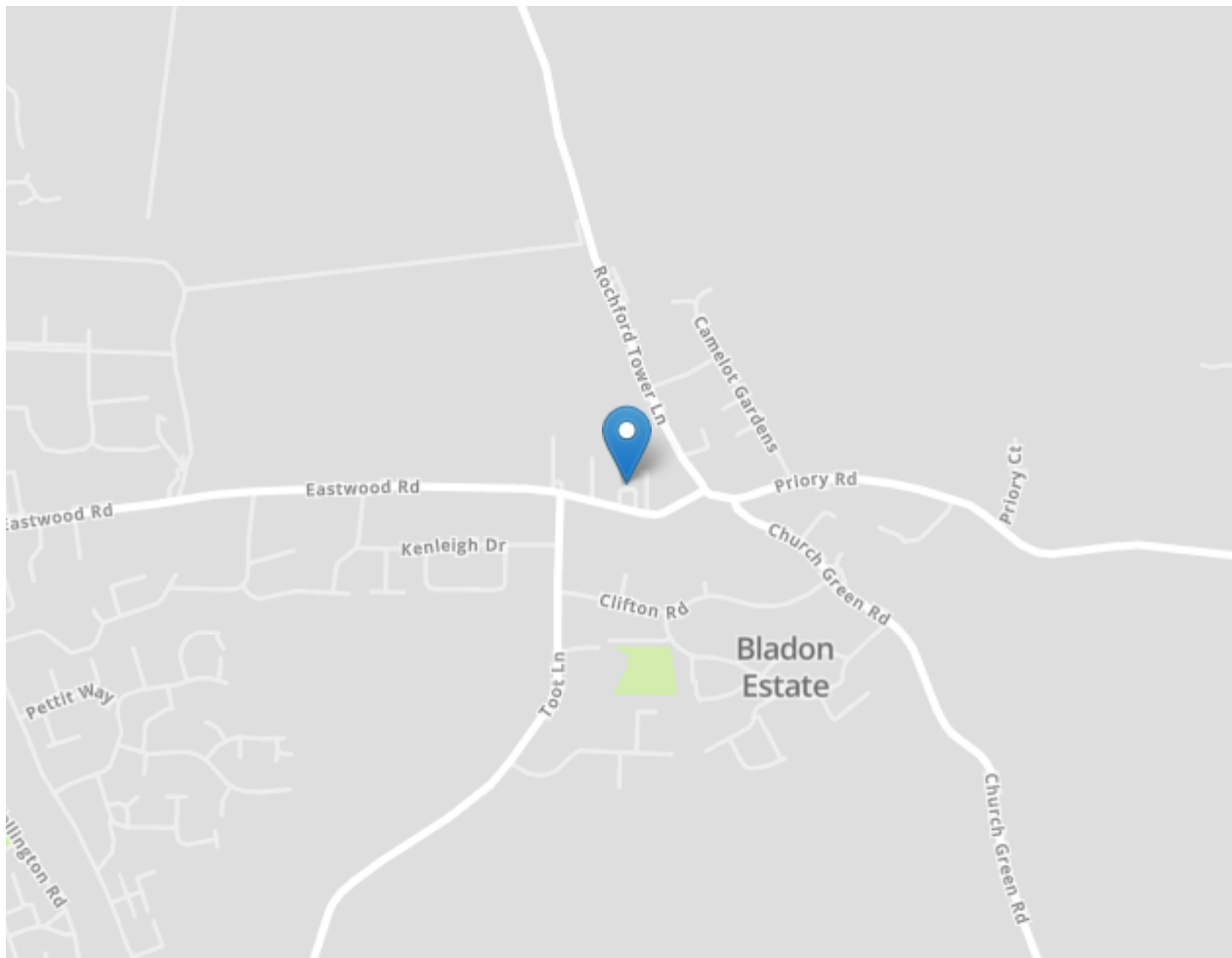
AGENT'S NOTES

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.



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Ground Floor

Approx. 116.9 sq. metres (1258.3 sq. feet)



Total area: approx. 116.9 sq. metres (1258.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	