



£219,950

45 Punchbowl Lane, Boston, Lincolnshire PE21 8HU

SHARMAN BURGESS

**45 Punchbowl Lane, Boston, Lincolnshire
PE21 8HU
£219,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed entrance door, stairs rising to first floor landing, radiator, ceiling light point.

LOUNGE

13' 10" x 12' 9" (4.22m x 3.89m) (both maximum measurements)
With bow window to front aspect, radiator, coved cornice, ceiling light point, fireplace with tiled hearth, inset and display surround. Archway through to: -

DINING ROOM

8' 6" x 8' 5" (2.59m x 2.57m)
With window to rear aspect, radiator, coved cornice, ceiling light point. Archway through to: -

A well maintained detached family home with flexible living accommodation being sold with the advantage of NO ONWARD CHAIN. The accommodation comprises an entrance hall, lounge, dining room, breakfast room, kitchen, conservatory, utility room, ground floor bathroom and ground floor bedroom four/office. To the first floor are three bedrooms and a further shower room. Additional benefits include a driveway, good sized gardens to the rear and gas central heating.



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BREAKFAST ROOM

8'9" x 8'2" (2.67m x 2.49m)

With radiator, coved cornice, ceiling light point, built-in corner base units with wall units above, under stairs storage cupboard. Archway through to: -

KITCHEN

15'5" (maximum measurement) x 7'7" (at the widest point) (4.70m x 2.31m)

With counter tops with inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units and eye level corner display shelving, integrated dishwasher, integrated fridge and freezer, integrated oven and grill, integrated microwave oven, four ring gas hob, fume extractor, dual aspect windows, radiator, coved cornice, ceiling light point.

CONSERVATORY

10'10" (maximum measurement) x 9'3" (3.30m x 2.82m)

Of uPVC double glazed construction with polycarbonate roof. With radiator, wood effect laminate floor, French doors leading to the garden, wall mounted light point.

UTILITY

With counter top, wall mounted storage units, plumbing for automatic washing machine, space for condensing tumble dryer, tiled floor, door to side aspect, ceiling light point, coved cornice, Glow Worm gas central heating boiler. Door to: -

GROUND FLOOR BATHROOM

With a three piece suite comprising a WC, panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, tiled splashbacks, heated towel rail, coved cornice, ceiling light point, extractor fan, obscure glazed window to side aspect. Door to: -



**SHARMAN
BURGESS** Est 1996

BEDROOM FOUR

10' 5" x 7' 5" (3.17m x 2.26m)

Being able to use the bathroom as an en-suite. With window to front aspect, radiator, coved cornice, ceiling light point, additional wall light point.

FIRST FLOOR LANDING

With window to side aspect, access to roof space, ceiling light point, airing cupboard with slatted linen shelving and radiator within.

BEDROOM ONE

13' 5" (maximum measurement including built-in wardrobes) x 9' 4" (4.09m x 2.84m)

With window to front aspect, radiator, ceiling light point, built-in wardrobes with bedside drawers, bedside corner display shelving and over head storage lockers.

BEDROOM TWO

10' 9" x 8' 9" (3.28m x 2.67m)

With window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

7' 10" x 7' 4" (2.39m x 2.24m)

With window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with over head storage locker.

SHOWER ROOM

With a three piece suite comprising pedestal wash hand basin, WC, shower cubicle with wall mounted mains fed shower and hand held shower attachment, obscure glazed window to rear aspect, radiator, ceiling light point.

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which provides off road parking. With low level wall to the front boundary and low maintenance gravelled front garden.

To the rear, the property benefits from enclosed rear garden laid to sections of paving and lawn with gravelled beds and borders containing plants and shrubs. There is a 6' 0" x 8' 0" (1.83m x 2.44m) greenhouse and a timber shed which are to be included within the sale. The garden is served by external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

31072025/29344403/MIL



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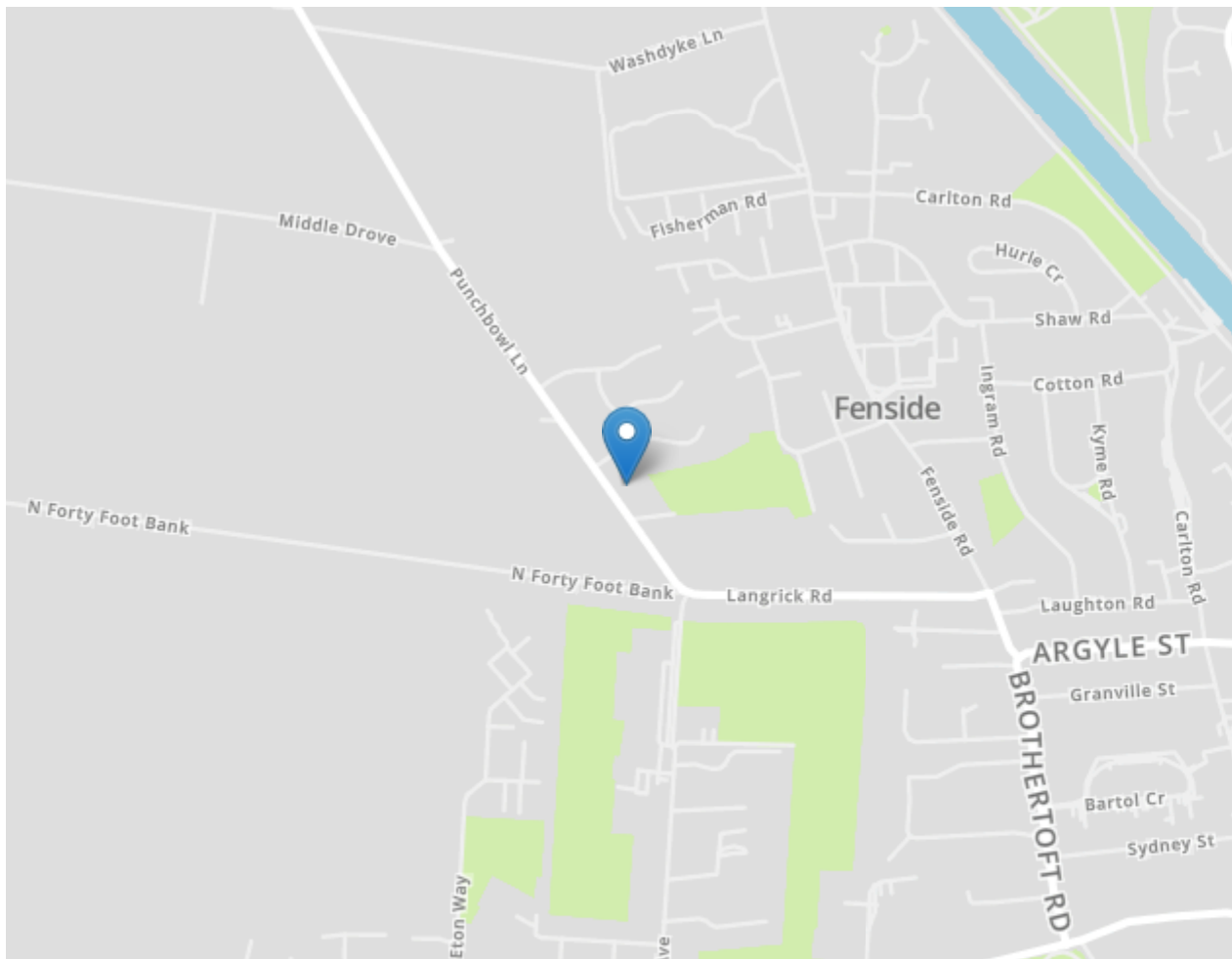
AGENT'S NOTES

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.

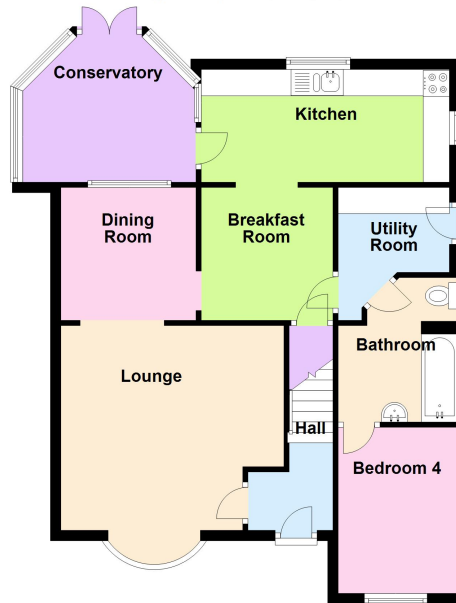
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

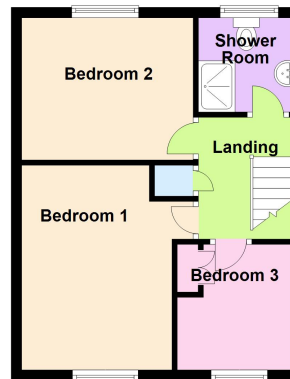


SHARMAN BURGESS

Ground Floor
Approx. 71.8 sq. metres (773.0 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.9 sq. feet)



Total area: approx. 106.8 sq. metres (1149.9 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC