



£169,950

52 South Parade, Boston, Lincolnshire PE21 7PN

SHARMAN BURGESS

**52 South Parade, Boston, Lincolnshire
PE21 7PN
£169,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed entrance door, radiator, coved cornice, access to loft space, wall mounted thermostat for central heating, built-in linen cupboard.

LOUNGE

15' 11" x 11' 3" (4.85m x 3.43m)

With window to the front aspect, two radiators, coved cornice, ceiling light point, wall mounted lighting.

A detached bungalow situated on a corner plot, being sold with NO ONWARD CHAIN and requiring some modernisation. The property benefits from accommodation comprising entrance hall, lounge, kitchen, rear entrance/sunroom, two double bedrooms and a bathroom. Further benefits include UPVC double glazing, gas central heating, gardens to the front, side and rear, and a single garage.



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KITCHEN

11' 10" (maximum) x 11' 3" (maximum) (3.61m x 3.43m)
With window to the rear aspect, roll edge work surfaces, inset one and a half bowl sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob with extractor above, space for standard height fridge or freezer, plumbing for automatic washing machine, radiator, ceiling light point, wall mounted Worcester combination central heating boiler.

REAR ENTRANCE LOBBY/SUN ROOM

8' 3" x 6' 0" (2.51m x 1.83m)
With dual aspect windows, door leading to rear garden, ceiling light point, door to cloakroom/store with coat hooks and shelving within, door to: -

WALK-IN PANTRY

With wall mounted shelving and ceiling light point.

BEDROOM ONE

12' 0" x 11' 4" (3.66m x 3.45m)
With window to the front aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

11' 10" (maximum) x 11' 4" (3.61m x 3.45m)
With window to the side aspect, radiator, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash hand basin, bath with wall mounted electric shower above, coved cornice, two ceiling light points, extractor fan, two obscure glazed windows, radiator.

EXTERIOR

The property occupies a corner plot and is approached over a dropped kerb leading to a driveway providing off road parking and vehicular access to the garage. The front and side gardens are predominantly laid to lawn. Gated pedestrian access leads to the enclosed rear garden which is mainly laid to lawn and enclosed with a mixture of fencing and hedging. The garden houses a timber summerhouse, timber shed and greenhouse which are included within the sale.

GARAGE

16' 1" x 8' 11" (4.90m x 2.72m)

With up and over door, served by power and lighting, electric fuse box, electric meter and gas meter.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

13032026/30116170/CRI



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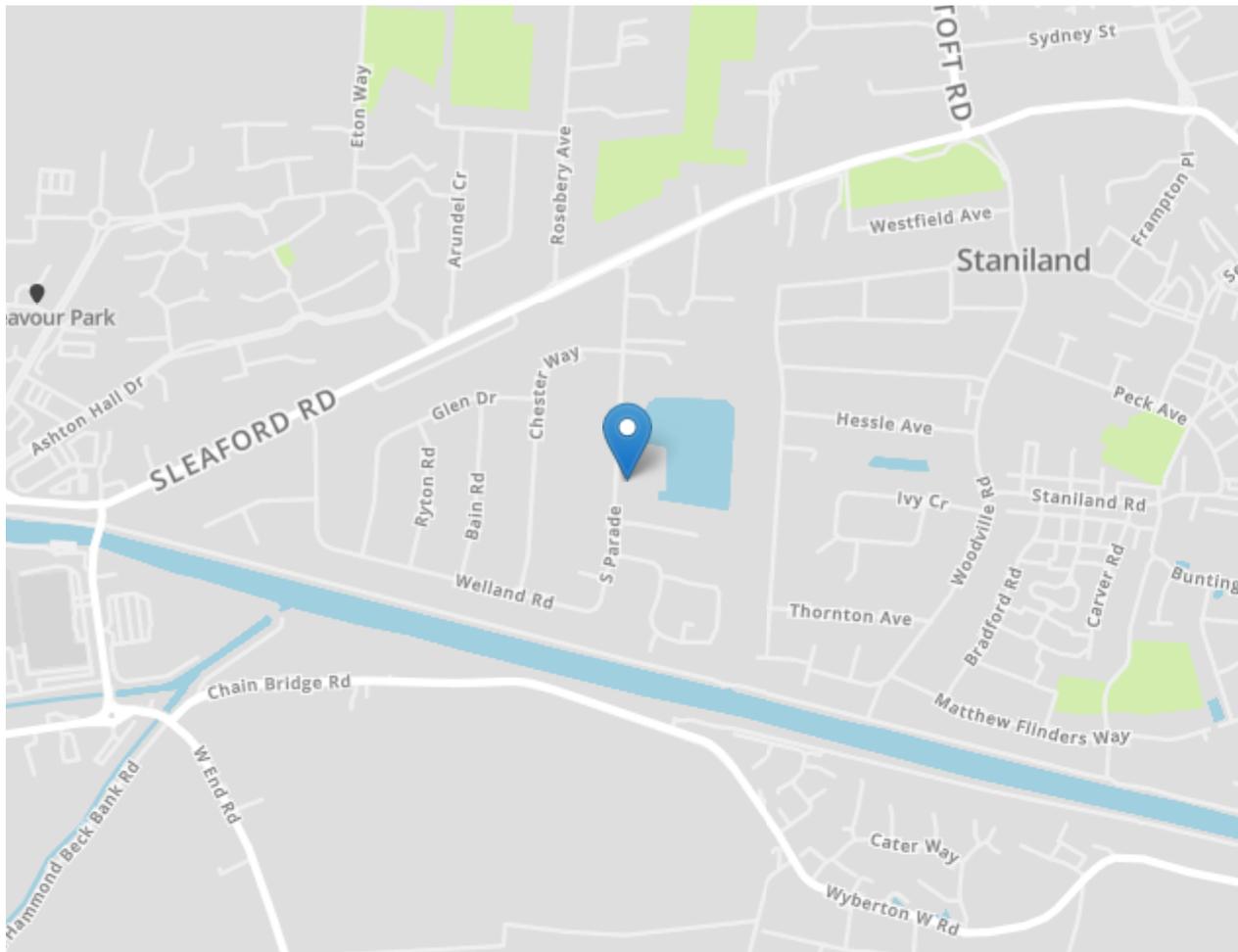
AGENT'S NOTES

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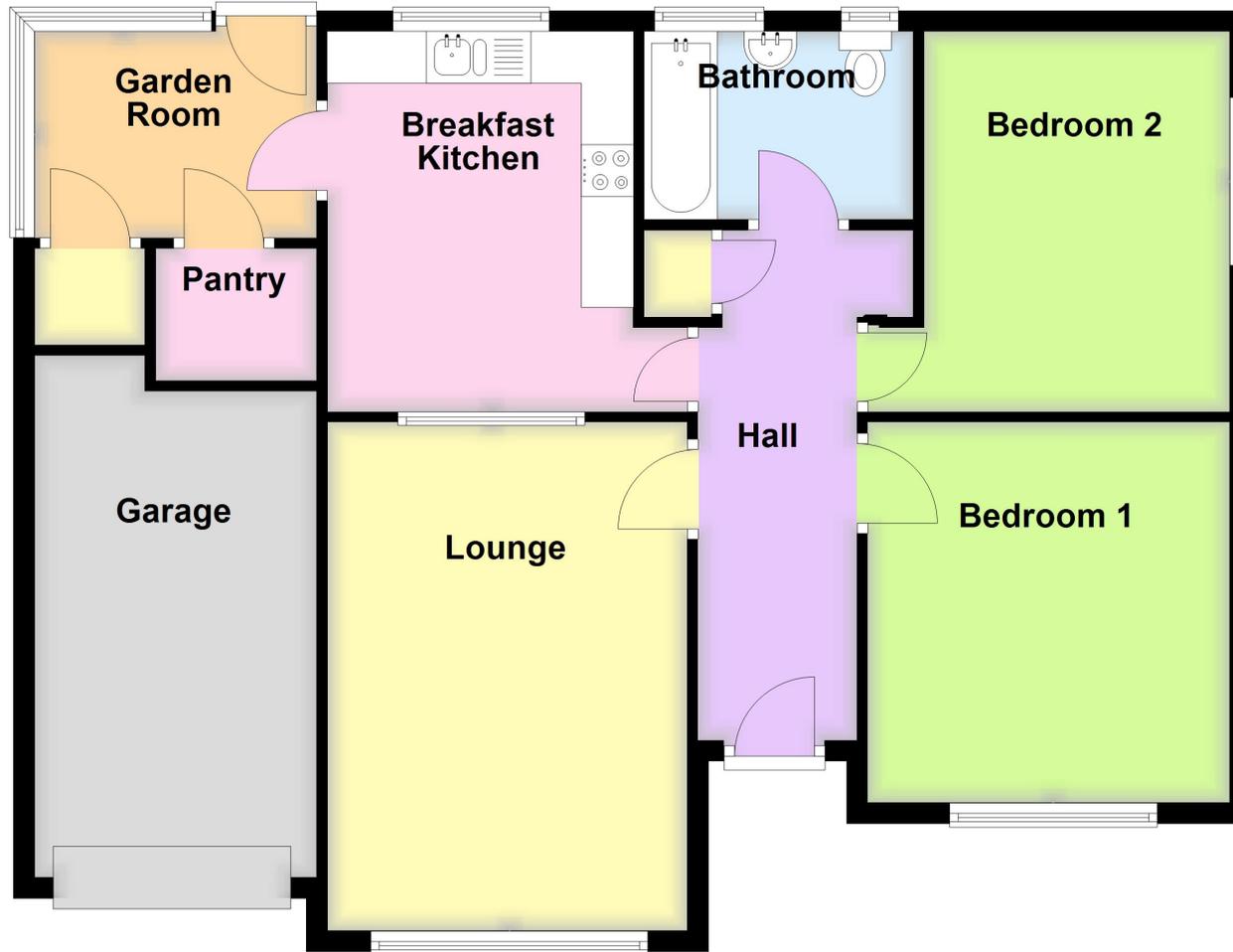
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 89.8 sq. metres (966.3 sq. feet)



Total area: approx. 89.8 sq. metres (966.3 sq. feet)

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