



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**£219,950**

9 Thornton Avenue, Boston, Lincolnshire PE21 8BY

**SHARMAN BURGESS**



**9 Thornton Avenue, Boston, Lincolnshire  
PE21 8BY  
£219,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially glazed front entrance door, radiator, dado rail, coved cornice, wall mounted lighting, wall mounted central heating thermostat, fitted cloak cupboard with shelving within, further shelved storage cupboard.

**LOUNGE**

10' 8" (maximum) x 16' 10" (3.25m x 5.13m)

Having dual aspect windows, radiator, dado rail, coved cornice, ceiling light point, additional wall light points, fireplace with fitted hearth and display surround with space for an electric fire.

A detached bungalow situated in a popular residential location and offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, kitchen, two bedrooms and shower room. Further benefits include a driveway, carport and single garage, workshop/store, rear garden and gas central heating.



**SHARMAN BURGESS**





### DINING ROOM

9' 8" (maximum) x 11' 10" (maximum) (2.95m x 3.61m)  
Having French doors leading to the rear garden, radiator, coved cornice, ceiling light point.

### KITCHEN

11' 10" (maximum) x 9' 8" (3.61m x 2.95m)  
Having roll edge work surfaces with matching upstands, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated waist height oven with microwave above, four ring electric hob with glass splashback and fume extractor above, integral fridge, concealed wall mounted gas combination central heating boiler, plumbing for automatic washing machine, coved cornice, ceiling light point, window to side elevation, obscure glazed entrance door.

### BEDROOM ONE

9' 8" (maximum) x 11' 9" (maximum) (2.95m x 3.58m)  
Having window to rear elevation, radiator, coved cornice, ceiling light point.

### BEDROOM TWO

8' 0" (maximum) x 9' 9" (maximum) (2.44m x 2.97m)  
Having window to front elevation, radiator, coved cornice, ceiling light point.



**SHARMAN  
BURGESS** Est 1996



### SHOWER ROOM

8' 7" x 6' 4" (2.62m x 1.93m)

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity storage beneath, shower area with wall mounted mains fed shower, heated towel rail, extended tiled splashbacks, ceiling light point, extractor fan incorporating light, access to loft space, obscure glazed window to rear elevation.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which extends to the right hand side of the bungalow and provides off road parking beneath a carport as well as vehicular access to the: -

### SINGLE GARAGE

9' 4" x 16' 5" (2.84m x 5.00m)

Having up and over electric door, polycarbonate roof, obscure glazed door leading to the garden, obscure glazed door leading to: -

### WORKSHOP/STORE

19' 0" x 9' 9" (5.79m x 2.97m)

Having obscure glazed door leading to the garden, ceiling mounted strip light.

### REAR GARDEN

Being initially laid to a paved patio seating area with the remainder being predominantly laid to lawn with flower and shrub borders.

### SERVICES

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

### REFERENCE

27112024/27258830/WRI





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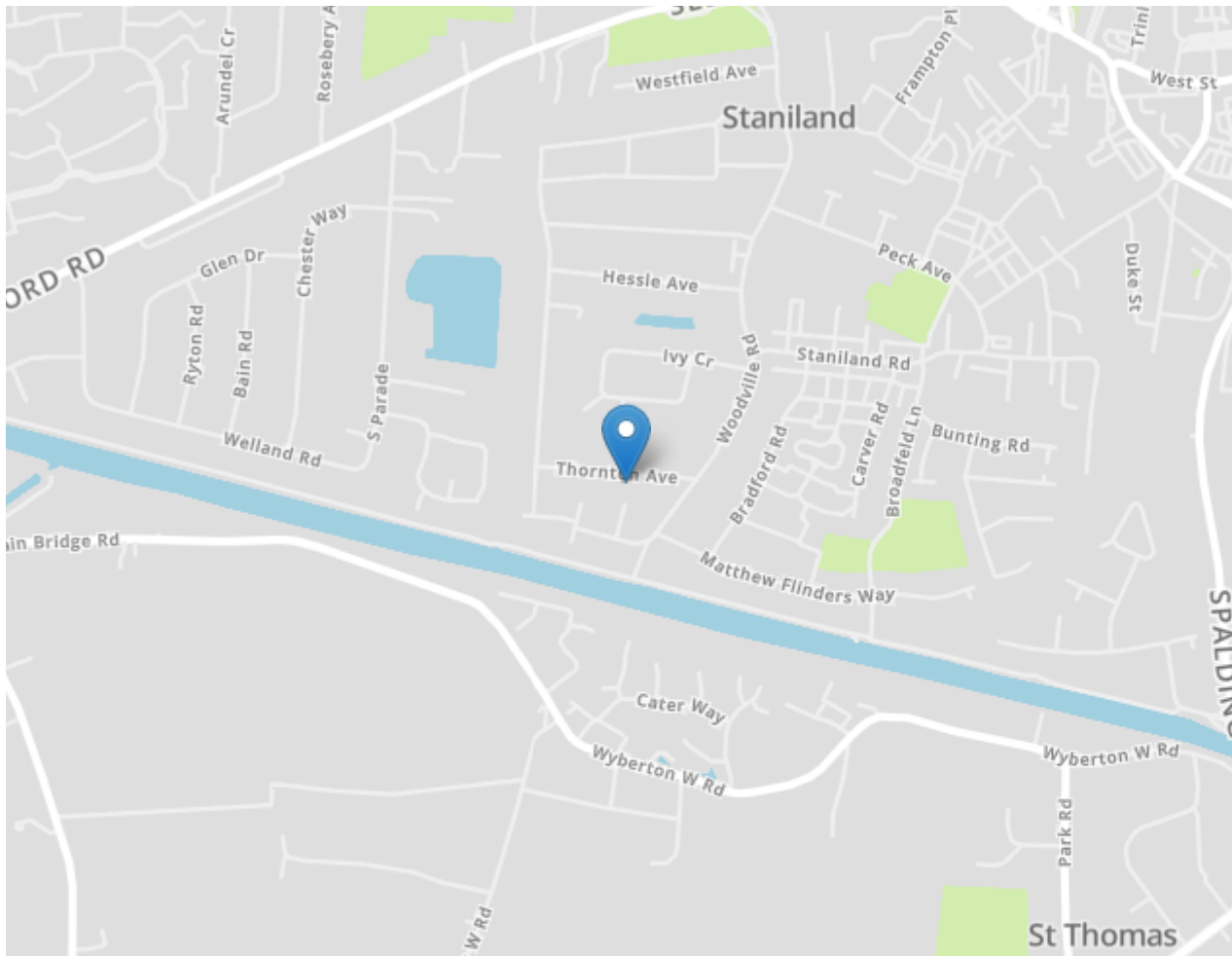
## AGENT'S NOTES

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. 105.8 sq. metres (1138.7 sq. feet)



Total area: approx. 105.8 sq. metres (1138.7 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	