



£195,000

57 Holmes Road, Stickney, Boston, Lincolnshire PE22 8AZ

SHARMAN BURGESS

**57 Holmes Road, Stickney, Boston,
Lincolnshire PE22 8AZ
£195,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

With partially obscure glazed front entrance door, ceramic tiled floor, obscure glazed window to front aspect, ceiling light point.
Door to: -

An extended detached 2/3 bedroom bungalow situated in the village of Stickney with accommodation comprising an entrance lobby, lounge, kitchen, inner lobby area, bathroom and three further rooms which could be used as bedrooms however are currently being used as a bedroom, dressing room and sun room. Further advantages include an enclosed garden to the rear and a single garage.



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KITCHEN

10' 0" x 7' 9" (3.05m x 2.36m)

Having counter tops with matching upstands, base level storage units and matching eye level wall units with glazed display cabinets, plumbing for automatic washing machine, inset ceramic one and a half bowl sink and drainer unit with mixer tap, space for electric cooker with illuminated fume extractor above, window to side aspect, ceramic tiled flooring, door to side aspect, electric heater, ceiling light point.

LOUNGE

17' 10" x 12' 6" (measurement includes chimney breast) (5.44m x 3.81m)

With window to front aspect, wood effect laminate flooring, coved cornice, ceiling light point, electric heater, open fireplace with fitted hearth, exposed brickwork surround and display mantle.

INNER LOBBY

With ceiling light point, door to: -

BEDROOM ONE

10' 9" x 9' 7" (3.28m x 2.92m)

With wood effect laminate flooring, electric radiator, coved cornice, ceiling light point, sliding patio doors leading to the rear garden.

BEDROOM TWO

12' 8" x 9' 3" (3.86m x 2.82m)

Currently being used as a dressing room and having wood effect laminate flooring, coved cornice, ceiling light point, obscure glazed window to side aspect, sliding patio doors to: -



**SHARMAN
BURGESS** Est 1996

SUN ROOM

9' 7" x 8' 4" (2.92m x 2.54m)

With dual aspect windows, sliding patio doors to the rear aspect, ceramic tiled floor and lighting.

BATHROOM

With obscure glazed window to side aspect, pedestal wash hand basin, WC, panelled bath, electric heater, ceiling light point.

EXTERNALLY

To the front of the property is a dropped kerb leading to a driveway which provides hardstanding and vehicular access to the single garage. The front garden is predominantly laid to lawn.

SINGLE GARAGE

Of brick construction, with up and over door, window, personnel door leading to the rear garden, served by power and lighting.

REAR GARDEN

The enclosed rear garden initially comprises a paved patio seating area with the remainder being laid to lawn to the majority.

SERVICES

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

REFERENCE

07012023/HAR



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AGENT'S NOTES

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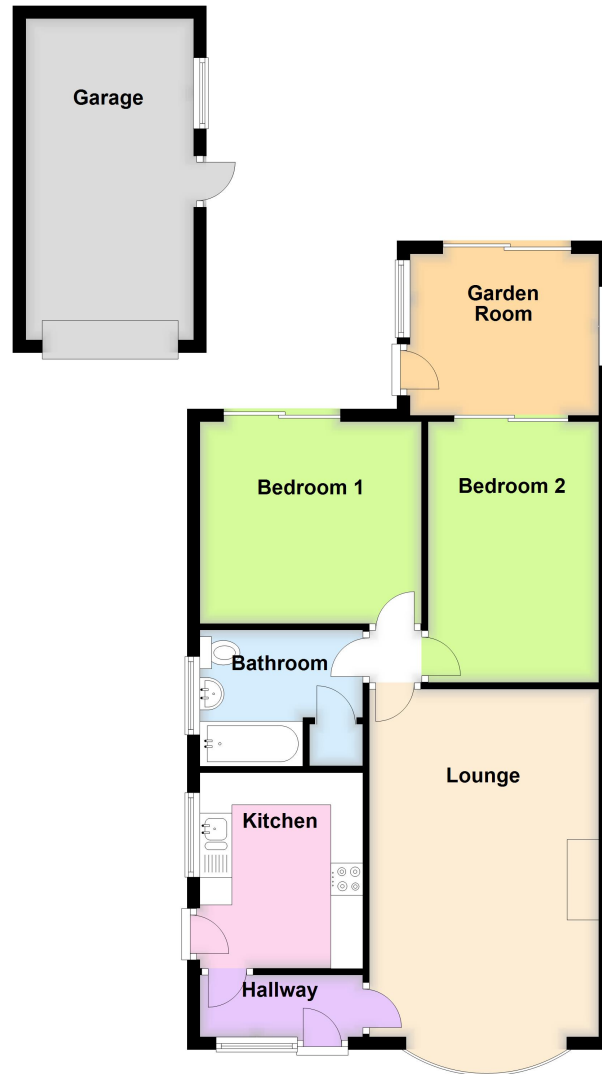
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



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Ground Floor
Approx. 67.6 sq. metres (727.7 sq. feet)



Total area: approx. 67.6 sq. metres (727.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	