



SHARMAN
BURGESS
FOR SALE
01205 361161

£279,950

Trampers, Broadgate, Wrangle, Boston, Lincolnshire PE22 9BJ

SHARMAN BURGESS

**Trampers, Broadgate, Wrangle, Boston,
Lincolnshire PE22 9BJ**
£279,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, radiator, dado rail, coved cornice, two ceiling light points, built-in cloak cupboard with hanging rail and shelf within.

LOUNGE

18'8" (maximum into bay window) x 12'9" (maximum including chimney breast) (5.69m x 3.89m)

Having feature bay window to front elevation, further window to side elevation, coved cornice, two ceiling light points, two wall light points, two radiators, TV aerial point, fireplace with tiled hearth and exposed brickwork surround with space for electric fire. Glazed double doors through to:-

A detached bungalow situated in the popular village of Wrangle, being offered for sale with NO ONWARD CHAIN. Having well proportioned accommodation throughout comprising entrance hall, lounge with bay window, kitchen diner, garden room, utility room, three double bedrooms, en-suite shower room to bedroom one and a separate family shower room. Further benefits include a driveway, single garage with electric roller door, well maintained front and rear gardens, oil central heating and uPVC double glazing.



SHARMAN BURGESS





KITCHEN DINER

19'8" (maximum) x 11'0" (maximum) (5.99m x 3.35m)

Also accessed from the entrance hall. Having counter tops with tiled splashbacks, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, space for standard height fridge or freezer, plumbing for dishwasher, integrated four ring induction hob with fume extractor above, integrated oven (currently not in working order), dual aspect windows, radiator, coved cornice, two ceiling light points, glazed double doors through to: -

GARDEN ROOM

12'8" x 12'6" (3.86m x 3.81m)

Of brick and uPVC double glazed construction. Having French doors leading out to the garden, radiator and lighting.

UTILITY ROOM

Having counter top with inset stainless steel sink and drainer with mixer tap, base level storage units, matching eye level wall units, plumbing for automatic washing machine, space for condensing tumble dryer, radiator, coved cornice, ceiling light point, wall mounted storage units, obscure glazed rear entrance door, window to rear elevation, floor mounted Grants oil central heating boiler, radiator.

BEDROOM ONE

12'7" x 12'2" (3.84m x 3.71m)

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

EN-SUITE SHOWER ROOM

Being fitted with a three piece comprising WC, wash hand basin, shower cubicle with wall mounted mains fed shower within and bi-fold shower screen, radiator, extended tiled splashbacks, electric shaver point, extractor fan, Velux window, ceiling light point.



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BEDROOM TWO

12'0" x 10' 10" (3.66m x 3.30m)

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

BEDROOM THREE

9'5" x 9'3" (2.87m x 2.82m)

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

SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower within and fitted shower screen, radiator, obscure glazed window, extended tiled splashbacks, electric shaver point, extractor fan, coved cornice, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the gravelled driveway which provides off road parking as well as access to the garage. There is a lawned garden and low level hedging to the front boundary. The driveway is served by outside lighting.

GARAGE

16'8" x 9' 10" (5.08m x 3.00m)

Having electric roller door, served by power and lighting, obscure glazed window to rear, personnel door to rear.

REAR GARDEN

Being predominantly laid to lawn, with paved seating areas, flower and shrub borders and further gravelled hardstanding area. The garden benefits from well maintained hedging to the boundaries and is served by outside power, tap and lighting.

SERVICES

Mains water, electricity and drainage are connected. The property is served by oil fired central heating.

REFERENCE

01102025/29582486/FAN



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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. 133.9 sq. metres (1441.7 sq. feet)



Total area: approx. 133.9 sq. metres (1441.7 sq. feet)

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