



SHARMAN
BURGESS
FOR SALE
01205 361161

£195,000

2 Poplar Close, Boston, Lincolnshire PE21 7JX

SHARMAN BURGESS

**2 Poplar Close, Boston, Lincolnshire
PE21 7JX
£195,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, coved cornice, ceiling recessed lighting, radiator, built-in cloak cupboard, built-in linen cupboard with hanging rail and shelving within, built-in boiler cupboard housing the Worcester combination gas central heating boiler.

LOUNGE

17' 0" x 10' 9" (5.18m x 3.28m)

Having dual aspect windows, two radiators, coved cornice, ceiling light point, additional wall mounted lighting, TV aerial point.

A detached bungalow situated in a cul-de-sac location being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, three bedrooms with bedroom three currently used as a dining room and a family bathroom. Further benefits include a driveway, carport and detached single garage, front and rear gardens, gas central heating and uPVC double glazing throughout (excluding garage window).



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KITCHEN

11' 9" x 9' 9" (3.58m x 2.97m)

Having roll edge work surfaces with tiled splashbacks, one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, vent for tumble dryer, space for twin height fridge freezer, integrated double oven and grill, four ring gas hob with fume extractor above, tiled flooring, covered cornice, ceiling recessed lighting, window to side aspect, obscure glazed entrance door.

BEDROOM ONE

11' 10" (maximum measurement) x 9' 9" (maximum measurement) (3.61m x 2.97m)

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

BEDROOM TWO

11' 10" (maximum measurement) x 9' 9" (maximum measurement) (3.61m x 2.97m)

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

BEDROOM THREE

9' 10" x 8' 0" (3.00m x 2.44m)

Currently used as a Dining Room by the Vendor. Having window to front aspect, radiator, ceiling light point.



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BATHROOM

Having a three piece suite comprising WC, pedestal wash hand basin, panelled bath with wall mounted mains fed shower above. Tiled flooring, fully tiled walls, ceiling light point, extractor fan, heated towel rail, electric shaver point, obscure glazed window to rear aspect, access to roof space.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking and extends to the right hand side of the property leading to the carport which provides sheltered parking space. The property benefits from lawned front garden and low level wall to the front boundary. The driveway is served by outside tap and lighting and also provides vehicular access to the detached garage.

The rear garden is predominantly laid to lawn with flower and shrub borders and paved seating areas. The garden is fully enclosed by a mixture of wall and fencing and is served by outside tap and lighting.

DETACHED GARAGE

17' 1" x 9' 2" (5.21m x 2.79m)

Of brick and tiled construction. Having up and over door, obscure glazed window, served by power and lighting.

SERVICES

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

REFERENCE

27102446/04012024/SOR



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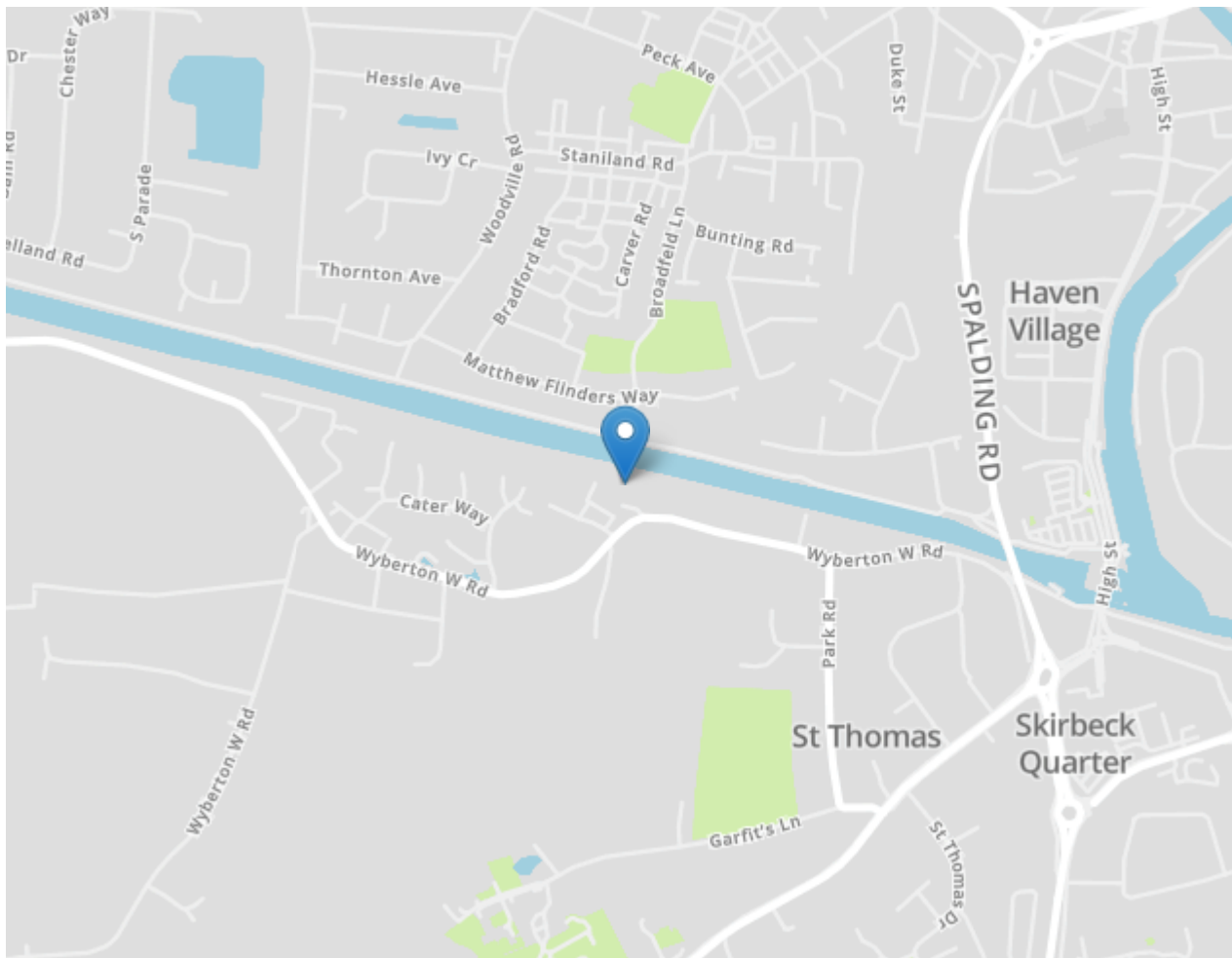
AGENT'S NOTES

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.



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Ground Floor

Approx. 103.4 sq. metres (1112.8 sq. feet)



Total area: approx. 103.4 sq. metres (1112.8 sq. feet)

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