



SHARMAN
BURGESS
FOR SALE
01205 361161

£194,950

4 Eastwood Drive, Boston, Lincolnshire PE21 0NG

SHARMAN BURGESS

**4 Eastwood Drive, Boston, Lincolnshire
PE21 0NG
£194,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having double entrance doors, tiled floor, windows to front aspect, wall mounted light, obscure glazed door through to: -

ENTRANCE HALL

Having radiator, coved cornice, ceiling light point.

LOUNGE

15' 10" x 15' 9" (4.83m x 4.80m) (both maximum measurements)

Having dual aspect windows, two radiators, coved cornice, two ceiling light points, TV aerial point, fitted log burner with tiled inset and hearth and display surround.

A detached bungalow situated on a corner plot in a highly sought after location, being sold with the advantage of NO ONWARD CHAIN. Accommodation comprises a good sized lounge, kitchen diner, two double bedrooms and a shower room. Further benefits include gas central heating, uPVC double glazed external windows and doors (excluding garage personnel door), driveway, gardens and solar panels allowing for reduced energy costs.



SHARMAN BURGESS



KITCHEN DINER

14' 3" x 12' 6" (4.34m x 3.81m) (both maximum measurements)
Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, plumbing for automatic washing machine, plumbing for dishwasher, space for electric cooker, floor mounted Ideal Mexico gas central heating boiler, fitted airing cupboard with hot water cylinder within, tiled floor, radiator, dual aspect windows, coved cornice, ceiling mounted strip lighting, obscure glazed door to: -

REAR ENTRANCE LOBBY

With window overlooking the garden, obscure glazed door, ceiling light point, access to roof space, walk-in pantry housing a twin height fridge freezer and coat hooks.

BEDROOM ONE

11' 4" x 9' 9" (3.45m x 2.97m) (both maximum measurements)
Having window, radiator, coved cornice, ceiling light point.

BEDROOM TWO

12' 9" (maximum measurement including wardrobe) x 10' 9" (3.89m x 3.28m)
Having dual aspect windows, radiator, coved cornice, ceiling light point, built-in wardrobes to one wall with hanging rails and shelving within and overhead storage with sliding doors.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Having a three piece suite comprising WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted Mira electric shower and fitted shower screen, electric heated towel rail, obscure glazed window, ceiling light point.

EXTERIOR

The property sits on a good sized corner plot, with gardens to the front, side and rear. A driveway provides hardstanding parking space and vehicular access to the single garage. The gardens are well maintained and predominantly laid to sections of lawn with flower and shrub borders. There is also a low level wall to the front boundary. The gardens are served by outside lighting and tap.

SINGLE GARAGE

16' 8" x 9' 3" (5.08m x 2.82m)

Having up and over door, served by power and lighting, access to roof space, window, personnel door, housing both the electric meter and Solax inverter and isolators for the solar panels for the bungalow.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The property is served by eight solar panels which are fitted to the roof and owned by the current vendor and are to be included within the sale, allowing for reduced electricity costs for prospective purchasers.

REFERENCE

21052025/29106304/THO



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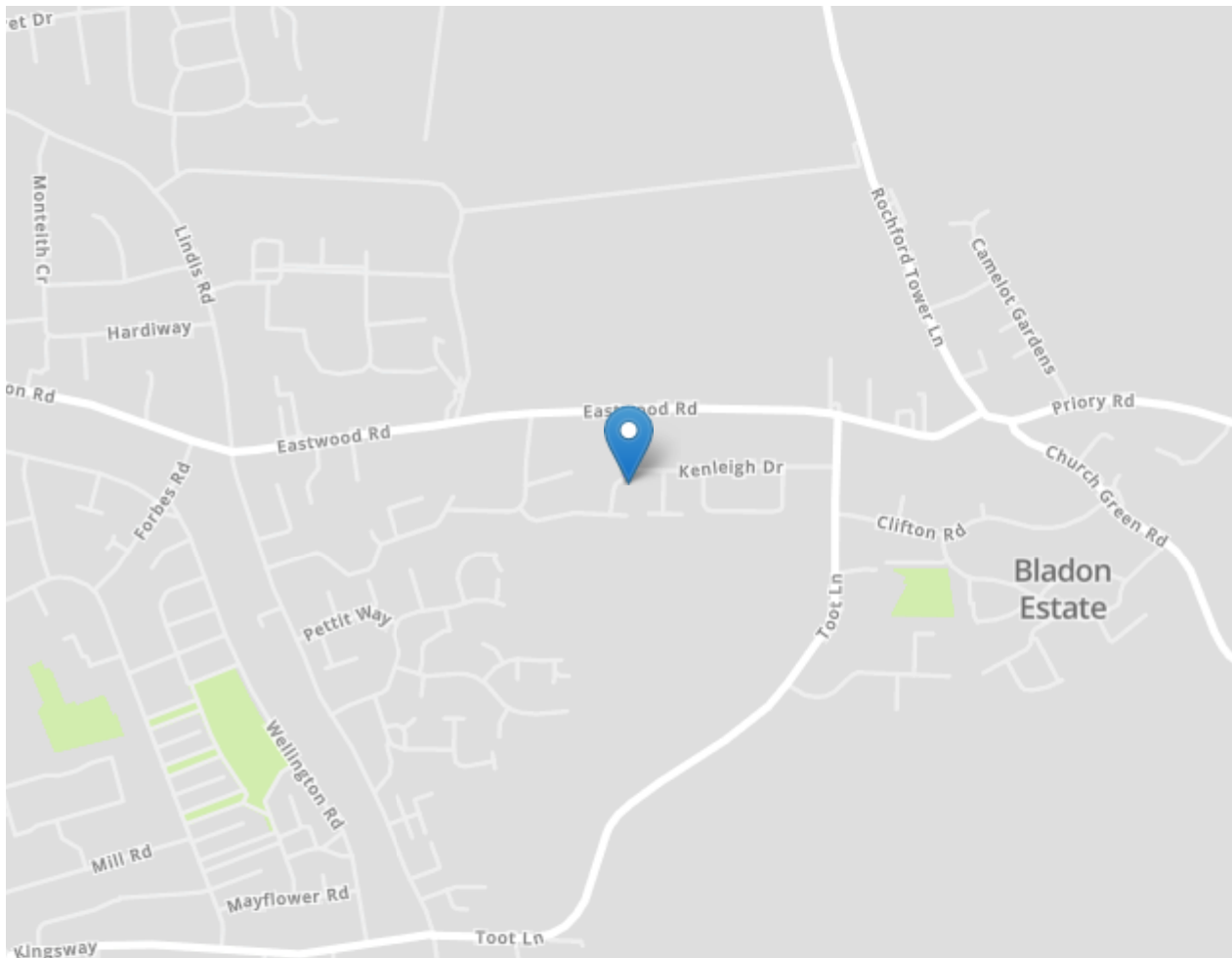
AGENT'S NOTES

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.

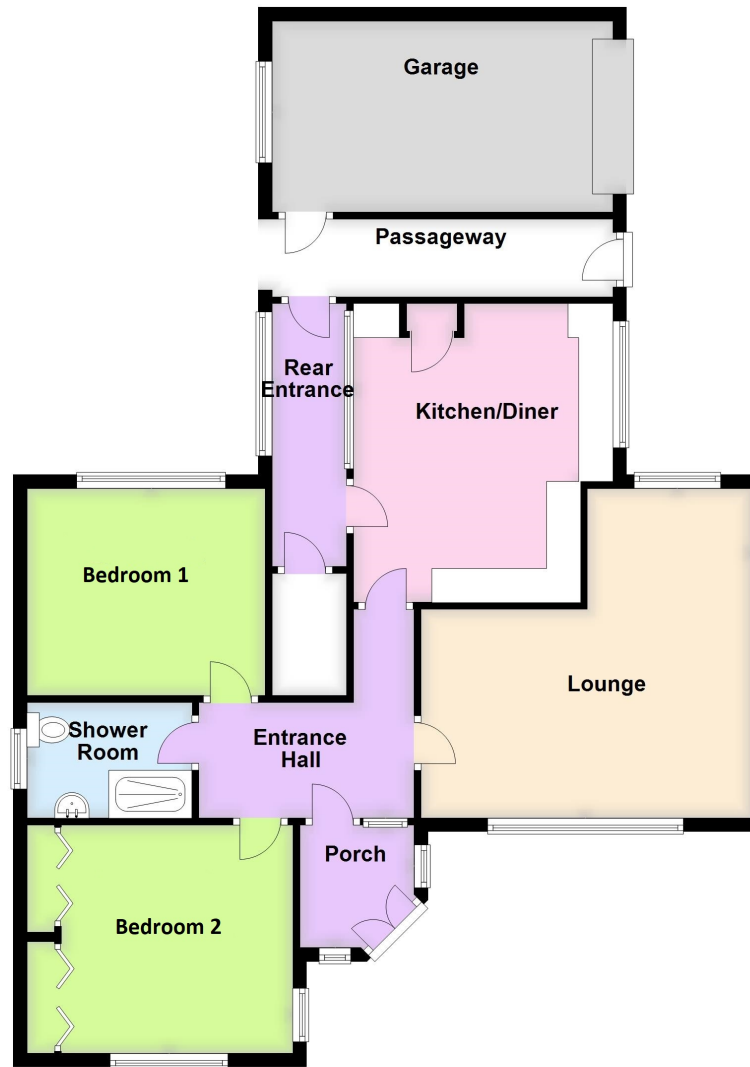
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 101.4 sq. metres (1091.5 sq. feet)



Total area: approx. 101.4 sq. metres (1091.5 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		