



SHARMAN
BURGESS
FOR SALE
01205 361161

£269,950

Brackendale, Fen Road, Stickford, Boston, Lincolnshire PE22 8EX

SHARMAN BURGESS

**Brackendale, Fen Road, Stickford, Boston,
Lincolnshire PE22 8EX
£269,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, obscure glazed window to side, radiator, ceiling light point, coved cornice, access to loft space, built-in cloak cupboard with hanging rail within.

LOUNGE

17' 9" (maximum into recess) x 12' 5" (maximum including chimney breast) (5.41m x 3.78m)

Having dual aspect windows, two radiators, coved cornice, ceiling light point, TV aerial point, electric fireplace with fitted inset and hearth and display surround.

A large detached bungalow having recently undergone a course of improvement and modernisation, offering spacious accommodation comprising entrance hall, lounge, dining room, conservatory, refitted kitchen, refitted utility room, cloakroom, three bedrooms with two benefitting from built-in bedroom furniture, refitted en-suite shower room to bedroom one, refitted four piece family bathroom. Further benefits include oil central heating, uPVC double glazing, garage with electric door and gardens to three sides. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



DINING ROOM

12' 2" x 10' 7" (3.71m x 3.23m)

Having radiator, coved cornice, ceiling light point, obscure glazed double doors through to kitchen, sliding patio doors through to: -

CONSERVATORY

12' 2" (maximum) x 13' 0" (maximum) (3.71m x 3.96m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having French doors leading to the garden, tiled flooring, radiator, served by power, ceiling light point.

KITCHEN

13' 0" (maximum) x 10' 6" (maximum) (3.96m x 3.20m)

Having been refitted with a modern contemporary style kitchen comprising counter tops with inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, integrated fridge, integrated dishwasher, four ring electric hob with extractor above, integrated waist height double oven and grill, dual aspect windows, coved cornice, ceiling light point, radiator.

UTILITY ROOM

10' 7" x 5' 7" (3.23m x 1.70m)

Having work surface with inset stainless steel sink and drainer with mixer tap, base level storage unit, built-in larder style unit, space for twin height fridge and freezer, plumbing for washing machine, obscure glazed side entrance door, radiator, coved cornice, ceiling light point, extractor fan.



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CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with tiled splashback, push button WC, obscure glazed window, coved cornice, ceiling light point.

BEDROOM ONE

14' 11" (maximum at widest point to built-in wardrobe) x 11' 10" (maximum) (4.55m x 3.61m)

Having window, radiator, coved cornice, ceiling light point, range of fitted bedroom furniture including wardrobes with hanging rails and shelving within, bedside drawers and a chest of drawers.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower and fitted shower screen, push button WC, radiator, coved cornice, ceiling light point, extractor fan, electric shaver point, extended tiled splashbacks, obscure glazed window.

BEDROOM TWO

12' 3" (maximum into recess) x 9' 10" (including built-in wardrobes and excluding entrance area) (3.73m x 3.00m)

Having window, radiator, coved cornice, ceiling light point, built-in bedroom furniture including wardrobes with hanging rails and shelving within and fitted drawers.

BEDROOM THREE

12' 6" x 9' 1" (3.81m x 2.77m)

Having window, radiator, coved cornice, ceiling light point.





BATHROOM

8' 4" (maximum) x 8' 0" (maximum) (2.54m x 2.44m)

Being fitted with a modern four piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shower cubicle with wall mounted mains fed shower within and fitted shower screen, extended tiled splashbacks, radiator, coved cornice, ceiling light point, extractor fan, electric shaver point, obscure glazed window, airing cupboard housing the hot water cylinder within.

EXTERIOR

To the front, the property is approached over a gravelled driveway which provides off road parking as well as vehicular access to the:

-

SINGLE GARAGE

Having electric up and over door, served by power and lighting.

The property benefits from gardens to three sides with pathway leading to the right hand side of the bungalow to a section of lawn with ornamental cherry tree and wrought Iron gate leading to the: -

REAR GARDEN

Being predominantly laid to lawn, with paved hardstanding patio providing seating space. This continues round to the left hand side of the property to an additional section of garden which houses the external Worcester oil central heating boiler and oil tank. The garden is enclosed by a mixture of fencing and hedging and served an outside tap.



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SERVICES

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

AGENTS NOTE

The property has recently undergone a scheme of refurbishment under an insurance claim due to localised flood damage. Prospective purchasers are advised to check with their mortgage and insurance providers prior to purchase.

REFERENCE

15092025/29538782/HAL



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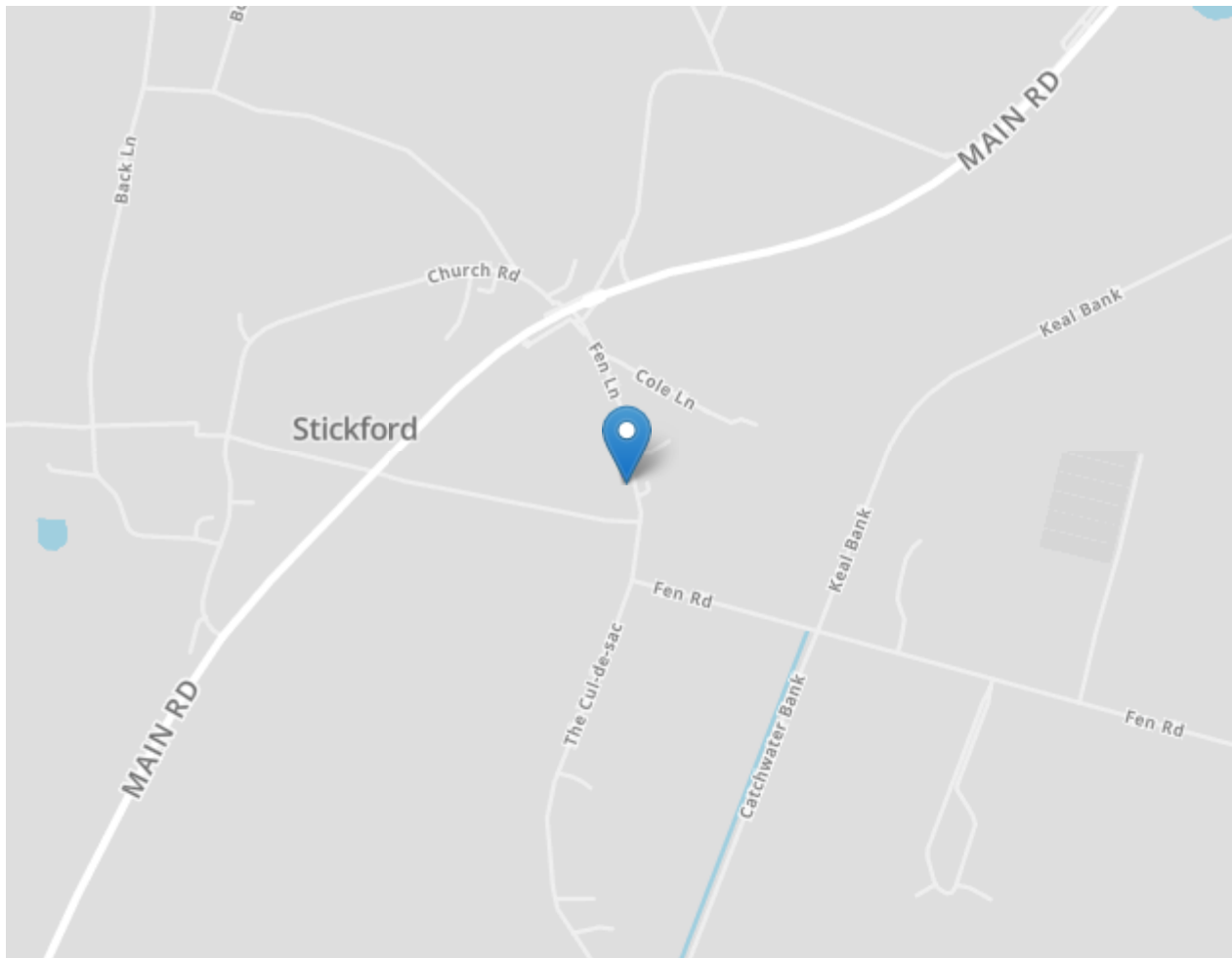
AGENT'S NOTES

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.

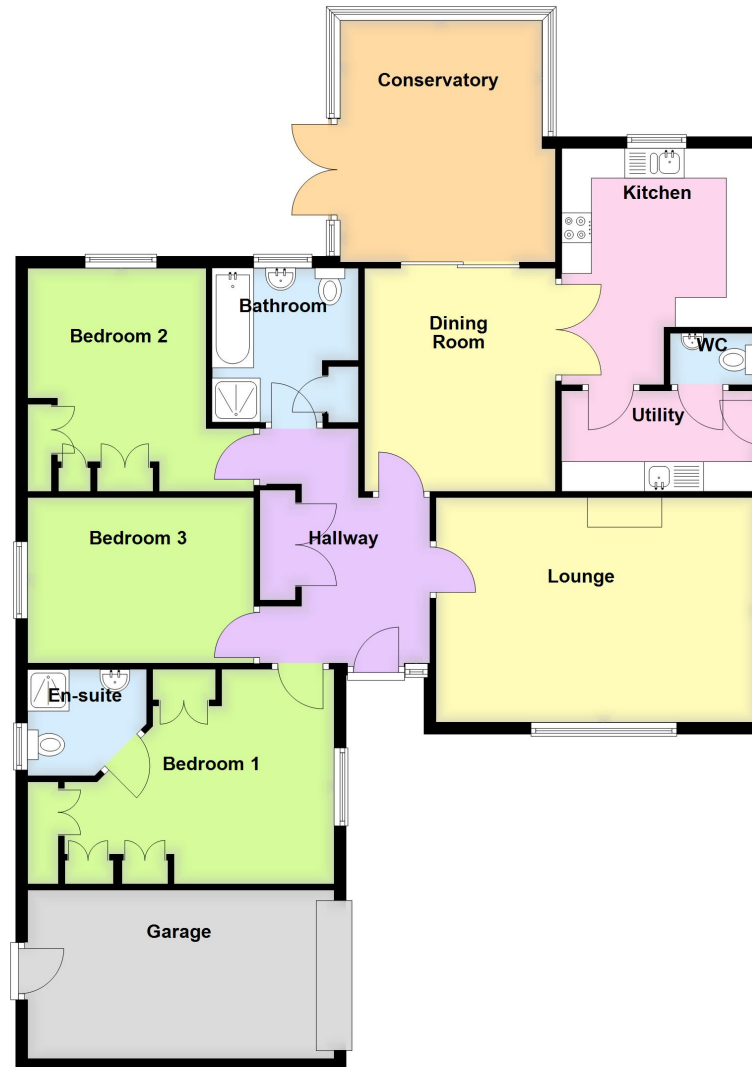
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 142.6 sq. metres (1535.3 sq. feet)



Total area: approx. 142.6 sq. metres (1535.3 sq. feet)

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