



SHARMAN
BURGESS
For Sale
01205 361161

£189,950

59 Margaret Drive, Boston, Lincolnshire PE21 9AN

SHARMAN BURGESS

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PE21 9AN
£189,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, obscure glazed window, radiator, two ceiling light points, access to loft space with loft ladder, wall mounted central heating digital timer, built-in airing cupboard housing the hot water cylinder within and overhead storage above.

A 2/3 bedroomed link detached bungalow situated in a cul-d-sac location within a popular residential address, close to Boston Town Centre, popular schools and the Pilgrim Hospital. Accommodation comprises an entrance hall, breakfast kitchen, lounge, dining room/bedroom three, two further bedrooms and a four piece bathroom. Further benefits include a block paved driveway, single garage with electric door, enclosed garden to the rear, uPVC double glazing and gas central heating.



SHARMAN BURGESS



BREAKFAST KITCHEN

10' 5" x 9' 1" (3.17m x 2.77m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units with corner display shelving, drawer units and matching eye level wall units with corner display shelving, plumbing for automatic washing machine, plumbing for dishwasher, integrated oven and grill, four ring gas hob with illuminated fume extractor above, space for twin height fridge freezer, window to front elevation, radiator, ceiling mounted strip light, concealed Worcester gas heating boiler.

LOUNGE

18' 5" (maximum into recess) x 11' 4" (5.61m x 3.45m)

Having window to front elevation, radiator, coved cornice, two ceiling light points, additional wall light points, TV aerial point.

DINING ROOM (FORMERLY BEDROOM THREE)

10' 11" x 9' 3" (3.33m x 2.82m)

Having radiator, coved cornice, ceiling light point, double doors leading to the rear garden.

BEDROOM ONE

12' 5" x 11' 3" (maximum into fitted bedroom furniture) (3.78m x 3.43m)

Having window to rear elevation, radiator, ceiling light point, extensive range of fitted bedroom furniture including bedside drawers and shelving, fitted dressing table, fitted shelving, fitted wardrobes with hanging rails and shelving within and overhead storage lockers.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 0" x 7' 11" (3.05m x 2.41m)

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

BATHROOM

8' 3" (maximum) x 5' 6" (2.51m x 1.68m)

Being fitted with a four piece suite comprising corner shower cubicle with wall mounted electric shower within and fitted shower screen, pedestal wash hand basin, WC, corner panelled bath, obscure glazed window to side elevation, ceiling light point, electric heated towel rail, wall mounted electric heater.

EXTERIOR

The property is approached over a dropped kerb leading to a block paved driveway which provides off road parking as well as vehicular access to the garage. There is a low maintenance granite gravelled front garden.

GARAGE

15' 1" x 7' 9" (4.60m x 2.36m)

Having electric roller door, housing the electric consumer unit and gas meter.

REAR GARDEN

Initially being laid to a paved patio seating area, leading to a central lawned section inset with beds and borders and additional granite gravelled beds and borders. The garden is fully enclosed by fencing and houses a timber garden shed. The garden is served by outside lighting.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The property is served by an alarm system.

REFERENCE

23012025/28566106/CHA



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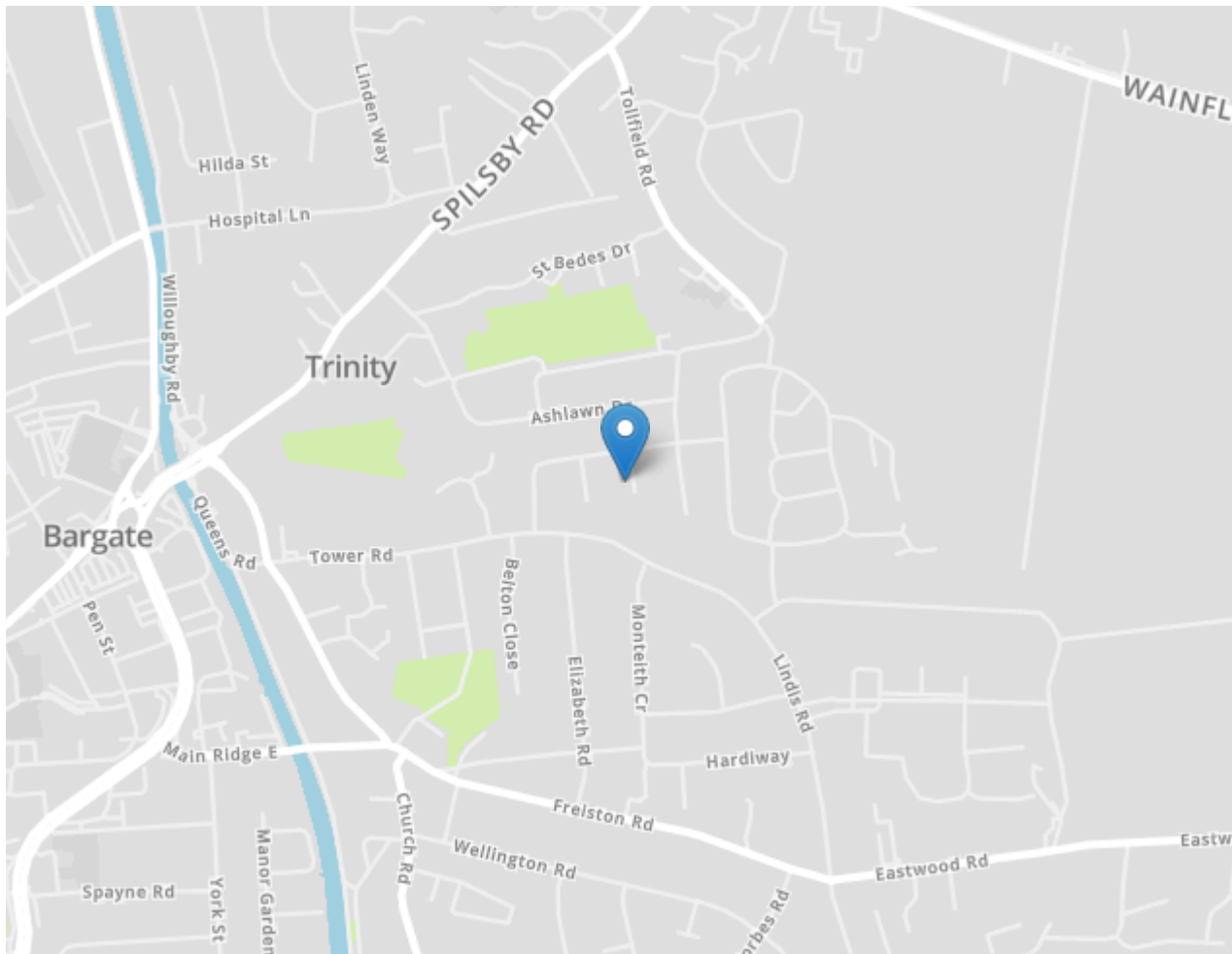
AGENT'S NOTES

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.

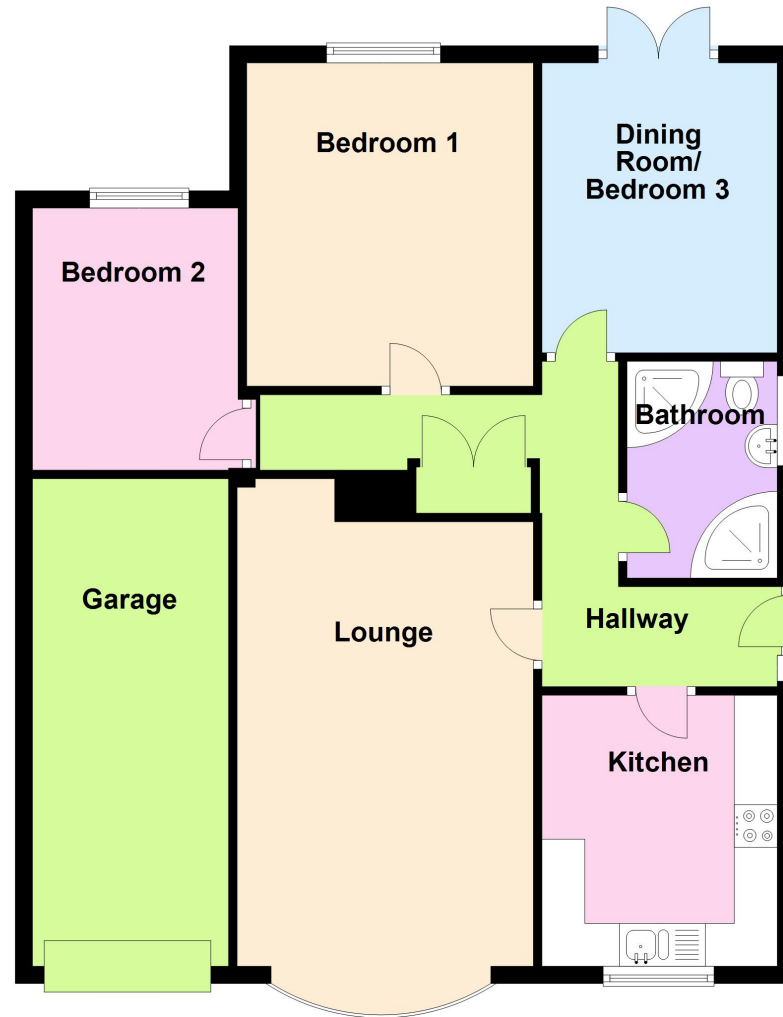
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 87.3 sq. metres (939.4 sq. feet)



Total area: approx. 87.3 sq. metres (939.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	