



£235,000

Bramlea, Station Road, Hubberts Bridge, Boston PE20 3QT

SHARMAN BURGESS

**Bramlea, Station Road, Hubberts Bridge,
Boston PE20 3QT
£235,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

With partially obscure glazed front entrance door, window to front aspect, ceiling light point, further obscure glazed door leading through to: -

ENTRANCE HALL

With dado rail, radiator, coved cornice, two ceiling light points, access to roof space, wall mounted central heating thermostat, built-in linen cupboard with slatted linen shelving within.

A deceptively spacious three bedroomed detached bungalow with open views over farmland to the rear, situated in a popular village location. Accommodation comprises an entrance hall, lounge with fitted multi fuel burner, dining room, modern fitted kitchen, sun room, three double bedrooms, a bathroom and further separate shower room. Further benefits include a good sized driveway, large garage/workshop in excess of 35ft long, air source heat pump and solar panels which assist with energy costs.



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LOUNGE

15' 6" (maximum) x 12' 3" (maximum including chimney breast) (4.72m x 3.73m)
 Having dual aspect windows, two radiators, coved cornice, two ceiling light points, further ceiling mounted fan, TV aerial point, feature fitted multi fuel stove with tiled hearth and display mantle. Double doors through to: -

DINING ROOM

11' 4" (maximum) x 10' 5" (3.45m x 3.17m)
 Also accessed from the entrance hall. Having window to side aspect, radiator, ceiling light point, built-in base level storage cupboards and eye level glazed display cabinets, wall mounted electric fuse box, fuse box for roof mounted solar panels. Open plan through to: -

KITCHEN

12' 2" x 7' 10" (3.71m x 2.39m)
 Being fitted with a modern kitchen comprising counter tops with inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated dishwasher, Range cooker comprising double ovens and grill and five ring electric hob with illuminated stainless steel fume extractor above, window to rear aspect, ceiling light point, radiator.

GARDEN ROOM

21' 2" x 8' 5" (6.45m x 2.57m)
 Having double doors leading to the rear garden, window to rear aspect, two radiators, ceiling light point. Situated within the corner of the room is also the hot water cylinder. Door to: -

REAR ENTRANCE/UTILITY AREA

With personnel door leading to the garage, radiator, ceiling light point, window to side aspect, stables style uPVC rear entrance door, plumbing for automatic washing machine, door to: -



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap and storage beneath, WC, shower cubicle with wall mounted electric shower with hand held shower attachment within and bi-fold shower screen, extended tiled splashbacks, obscure glazed window, ceiling light point.

BEDROOM ONE

11' 9" (maximum) x 9' 10" (maximum taken to built-in wardrobes) (3.58m x 3.00m)

Having window to front aspect, radiator, ceiling light point, built-in wardrobes to one wall with mirrored sliding doors and hanging rails and shelving within.

BEDROOM TWO

12' 10" (maximum) x 10' 5" (maximum) (3.91m x 3.17m)

Having window, radiator, ceiling light point.

BEDROOM THREE

13' 7" (maximum) x 16' 10" (maximum) (4.14m x 5.13m)

A great sized bedroom also providing potential for dressing room or office space. With two radiators, ceiling light point, dual aspect windows.

FAMILY BATHROOM

Being fitted with a three piece suite comprising WC, wash hand basin with mixer tap and storage beneath, P-shaped bath with wall mounted electric shower above and fitted shower screen, tiled splashback, obscure glazed window to rear aspect, radiator, ceiling light point.

EXTERIOR

To the front, the property is approached over a driveway which provides ample off road parking and handstanding as well as vehicular access to the garage/workshop. The front garden is set with flower and shrub borders.

GARAGE/WORKSHOP

35' 4" (maximum) x 9' 9" (maximum) (10.77m x 2.97m)

With electric roller door, served by power and lighting.

REAR GARDEN

The property benefits from a well presented rear garden which enjoy views over open farmland beyond. The garden is laid to sections of lawn with flower and shrub borders. The garden houses a pond with aquatic plants, a selection of fruit trees, a timber garden shed and a timber summerhouse. The garden is enclosed by a mixture of fencing and hedging and is served by an external tap and lighting.

SERVICES

Mains water and drainage are connected to the property. The property is served by air source heat pump for the central heating and solar panels, which the vendor informs the agent are owned and on a feeding tariff which will continue for the new owner.

REFERENCE

13052024/27637104/RIC



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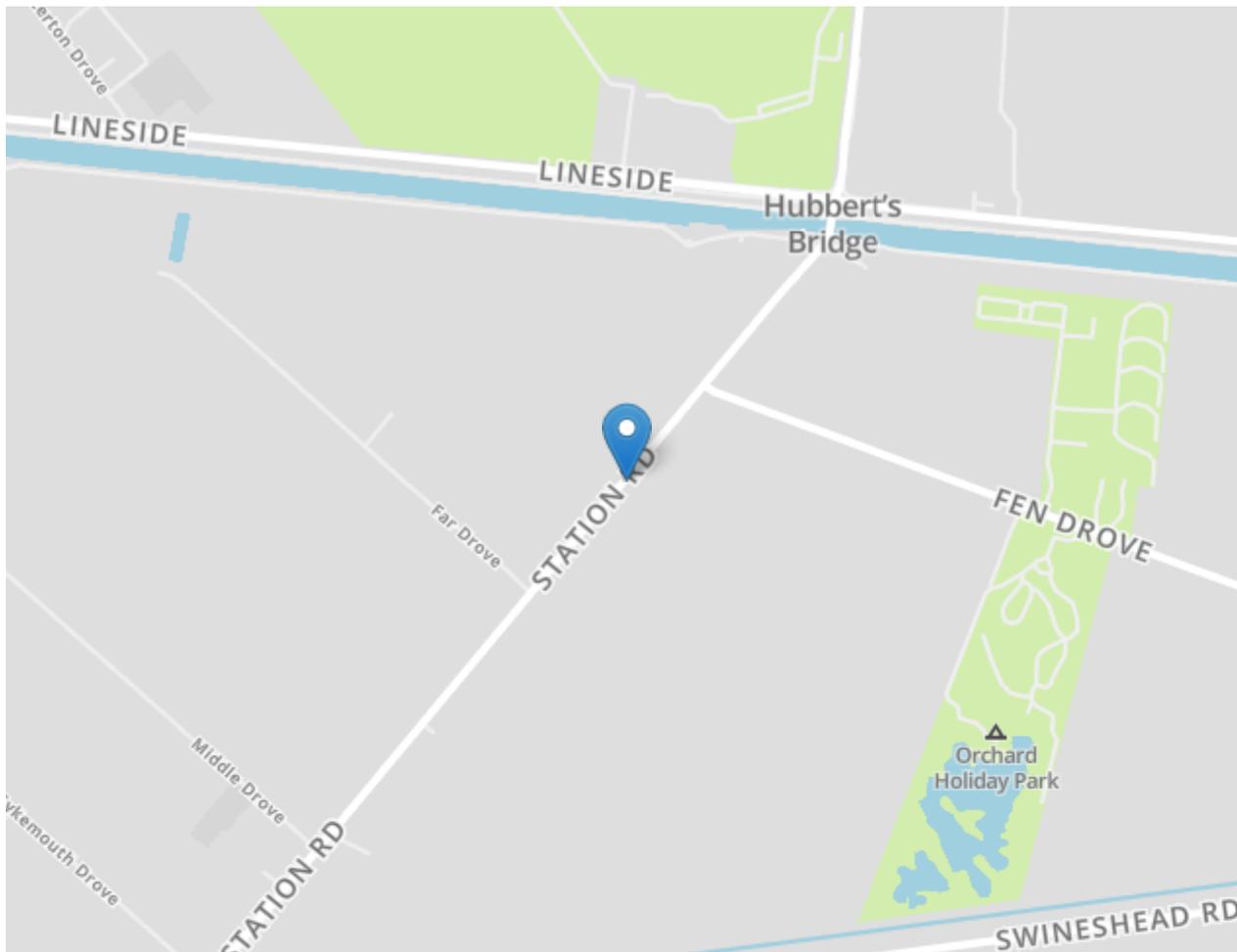
AGENT'S NOTES

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.

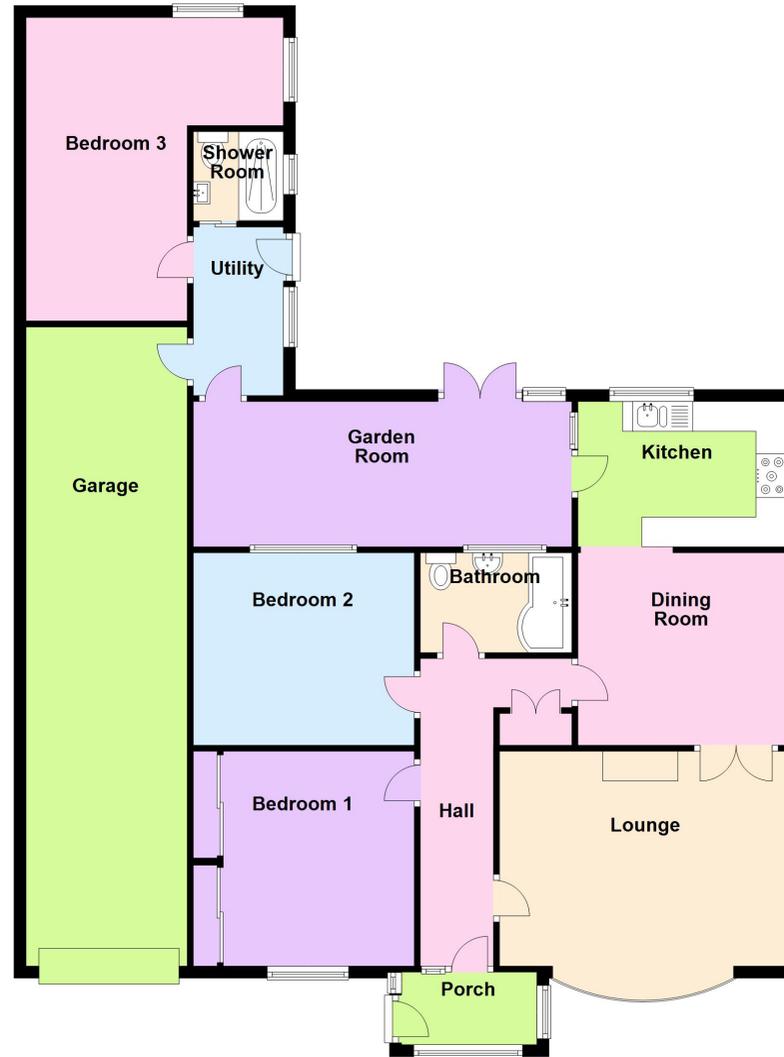
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



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Ground Floor
Approx. 151.0 sq. metres (1625.5 sq. feet)



Total area: approx. 151.0 sq. metres (1625.5 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	84	89
(69-80)	C		
(55-68)	D		
(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	