



SHARMAN  
BURGESS EST. 1996  
**FOR SALE**  
01205 361161

**£259,950**

53 South Parade, Boston, Lincolnshire PE21 7PN

**SHARMAN BURGESS**

**53 South Parade, Boston, Lincolnshire  
PE21 7PN  
£259,950 Freehold**

**ACCOMMODATION**

Having partially obscure glazed rear entrance door to:-

**OPEN PLAN LIVING SPACE**

28' 7" (maximum) x 20' 6" (maximum) (8.71m x 6.25m)

Incorporating seating, kitchen and dining areas.

**SEATING AREA**

Having porcelain tiled flooring, radiator, ceiling recessed lighting, feature bi-fold doors opening to the rear garden, additional ceiling light points, two windows to side elevation, TV aerial point, wall mounted electric fireplace. Built-in utilities cupboard with plumbing for automatic washing machine, space for condensing tumble dryer and shelving within.

A deceptively spacious, extended detached bungalow situated on a plot of 0.2 Acres (s.t.s) with large gardens extending to the rear, boasting a fantastic outdoor entertaining area with covered patio, purpose built seating area and outdoor log burner. Accommodation comprises an open plan living space incorporating dining, seating and kitchen areas, central hallway, two double bedrooms and a four piece bathroom. Further benefits include gas central heating and driveway providing ample off road parking. Prospective purchasers are urged to view the property in order to fully appreciate the accommodation and gardens on offer.



**SHARMAN BURGESS**



#### **DINING AREA**

Having carpeted floor, window to side elevation, radiator, ceiling light point, additional wall light points, wall mounted Hive central heating thermostat.

#### **KITCHEN AREA**

Having counter tops with matching upstands, inset circular sink with drainer and mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated fridge and freezer, integrated dishwasher, Flavel Range cooker (to be included in the sale) with two ovens, warming tray, grill and eight ring gas hob. Ceiling light point, additional ceiling recessed lighting, obscure glazed window to side elevation, inset feature display shelf with lighting within.

#### **INNER HALL**

Having ceiling recessed lighting, radiator, smoke alarm, Nuair air ventilation system providing additional ventilation throughout the property.

#### **BEDROOM ONE**

15' 8" x 11' 3" (4.78m x 3.43m)

Having window to front elevation, French doors to side elevation, ceiling light point, radiator.

#### **BEDROOM TWO**

11' 11" x 10' 2" (3.63m x 3.10m)

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



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### FAMILY BATHROOM

9' 8" (maximum) x 8' 9" (maximum) (2.95m x 2.67m)

A spacious bathroom with large bespoke full length walk-in shower area with sensor operated ceiling recessed lighting, wall mounted mains fed shower with hand held shower attachment, tiled floor and radiator. The remainder of the bathroom also has tiled flooring, wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap, WC, extended tiled splashbacks, built-in boiler cupboard housing the gas combination central heating boiler, obscure glazed window to side elevation, access to loft space, ceiling recessed lighting.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides ample off road parking. There is a further gravelled hardstanding area providing additional parking space. Gated access to the side of the bungalow leads towards the:-

### REAR GARDENS

Being an undoubted feature of this property, this well maintained and tended garden includes a side paved patio courtyard with pergola above which serves as a seating area for Bedroom One. Continuing to the rear, there is a paved patio seating area providing further ideal entertaining space with raised Koi pond and covered pergola above, again leading to a:-

### TIMBER OUTBUILDING

9' 8" x 13' 11" (2.95m x 4.24m)

Currently used as a gym. Having window to front elevation, doors opening onto the patio, served by power and lighting.

### FURTHER ENTERTAINING AREA

14' 9" (approximate measurement) x 9' 4" (approximate measurement) (4.50m x 2.84m)

A purpose built area with counter top, exposed brickwork feature walls, built-in gas barbecue (to be included in the sale) and outdoor log burner providing a centrepiece. Served by power and lighting.

The garden continues to a central lawned area flanked to either side with well stocked flower and shrub borders and a variety of trees. The garden continues through an archway leading to the rear section, which houses two greenhouses (to be included in the sale), provides storage and comprises a wildlife area. The gardens are fully enclosed by a mixture of hedging and enjoy feature lighting set amongst the plants and shrubs.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

15082025/28346482/TEE



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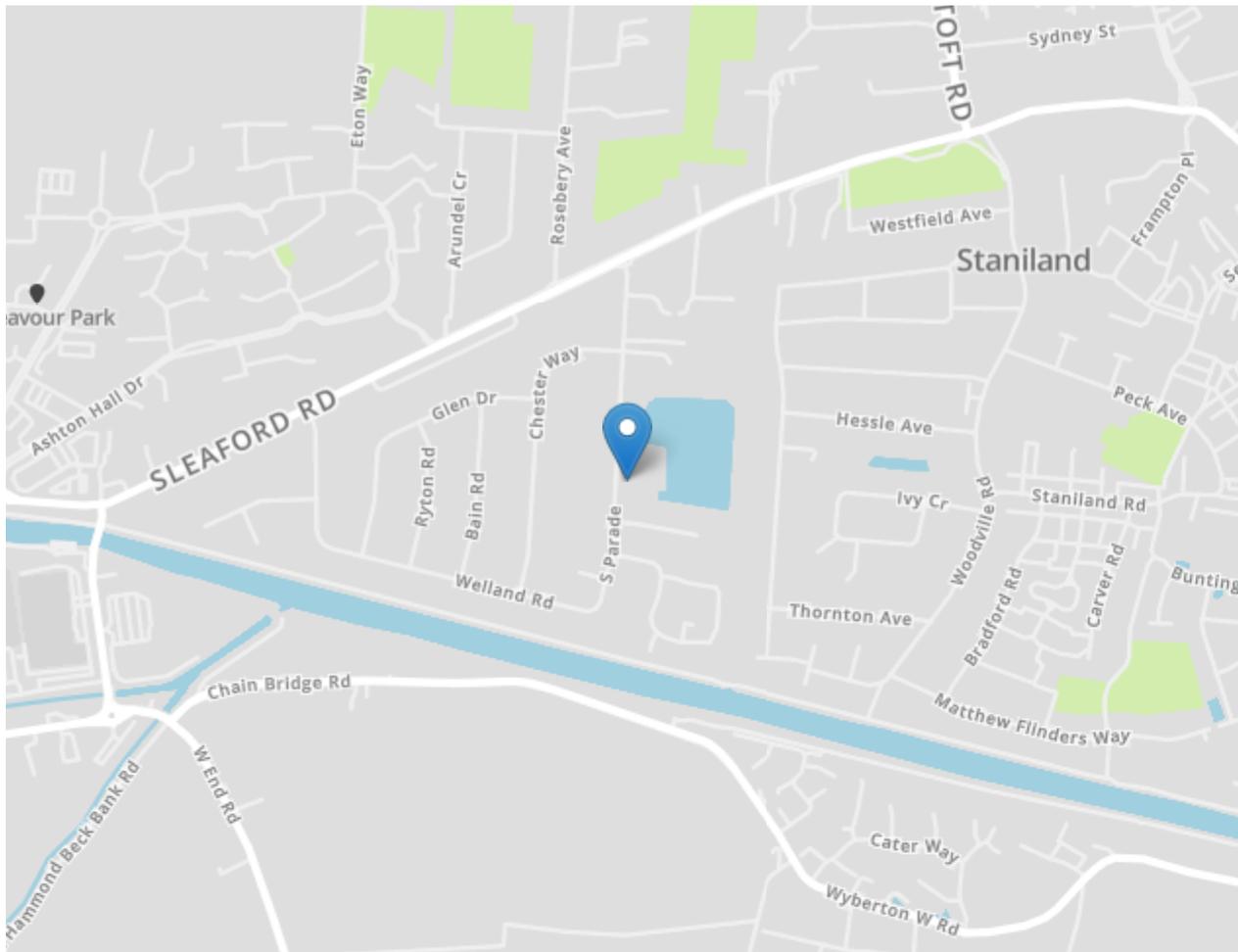
## AGENT'S NOTES

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. 91.7 sq. metres (987.5 sq. feet)



Total area: approx. 91.7 sq. metres (987.5 sq. feet)

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