



**£199,950**

6 Eastwood Drive, Boston, Lincolnshire PE21 0NG

**SHARMAN BURGESS**



**6 Eastwood Drive, Boston, Lincolnshire  
PE21 0NG  
£199,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having a partially obscure glazed front entrance door with coloured glass and leaded light detailing, radiator, coved cornice, ceiling light point, telephone point, concealed electric consumer unit.

**LOUNGE**

13' 3" (maximum) x 12' 8" (maximum into bay window) (4.04m x 3.86m)

Having window to front aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose, TV aerial point, fireplace with tiled inset and hearth and display surround with space for electric fire.

A detached bungalow situated in a highly popular residential location, offered for sale with NO ONWARD CHAIN. The good sized accommodation comprises an entrance hall, lounge, sitting room and separate sun room with fibreglass roof, breakfast kitchen, two double bedrooms and a four piece bathroom. Further benefits include block paved driveway, westerly facing rear garden, gas central heating and uPVC double glazing.



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#### **BREAKFAST KITCHEN**

13' 8" (maximum) x 11' 8" (maximum) (4.17m x 3.56m)

Having roll edge work surfaces, tiled splashbacks, inset one and a half stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for standard height fridge or freezer, integrated oven and grill, four ring gas with fume extractor above, coved cornice, ceiling light point, dual aspect windows, radiator.

#### **SIDE ENTRANCE LOBBY**

With obscure glazed entrance door, obscure glazed window, wall mounted gas meter, ceiling light point.

#### **WALK-IN UTILITY AREA**

With plumbing for automatic washing machine, wall mounted Worcester gas central heating boiler, wall mounted coat hooks, ceiling light point, access to roof space.

#### **SITTING ROOM**

9' 9" x 11' 9" (2.97m x 3.58m)

Having radiator, coved cornice, ceiling light point, double doors leading through to: -

#### **SUN ROOM**

11' 0" x 10' 8" (3.35m x 3.25m)

Of brick and uPVC double glazed construction with fibreglass roof. Having radiator, wall mounted lighting, double doors leading to the garden.

#### **BEDROOM ONE**

11' 9" x 10' 9" (3.58m x 3.28m)

Having window to front aspect, radiator, coved cornice, ceiling light point.



**SHARMAN  
BURGESS** Est 1996



## BEDROOM TWO

15' 0" x 8' 0" (4.57m x 2.44m)

Having dual aspect windows, radiator, TV aerial point, coved cornice, ceiling light point, access to roof space.

## BATHROOM

Being fitted with a four piece suite comprising panelled bath with mixer tap and hand held shower attachment, push button WC, wash hand basin with mixer tap and vanity unit beneath, shower area with wall mounted mains fed shower. Tiled flooring, coved cornice, ceiling light point, heated towel rail, walls tiled to approximately half height, extractor fan, obscure glazed window.

## EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides ample off road parking and hardstanding. There is a low level wall to the front boundary and a small lawned area and flower and shrub borders.

To the rear, the garden enjoys a pleasant westerly facing aspect and initially comprises a decked seating area leading to gravel and concrete pathways with central lawned section. Towards the rear of the garden is a further gravelled and paved area housing two garden sheds and timber summerhouse which are to be included within the sale. The garden is fully enclosed and served by lighting.

## SERVICES

Mains gas, electricity, water and drainage are connected to the property.

## REFERENCE

03022024/27279447/COU





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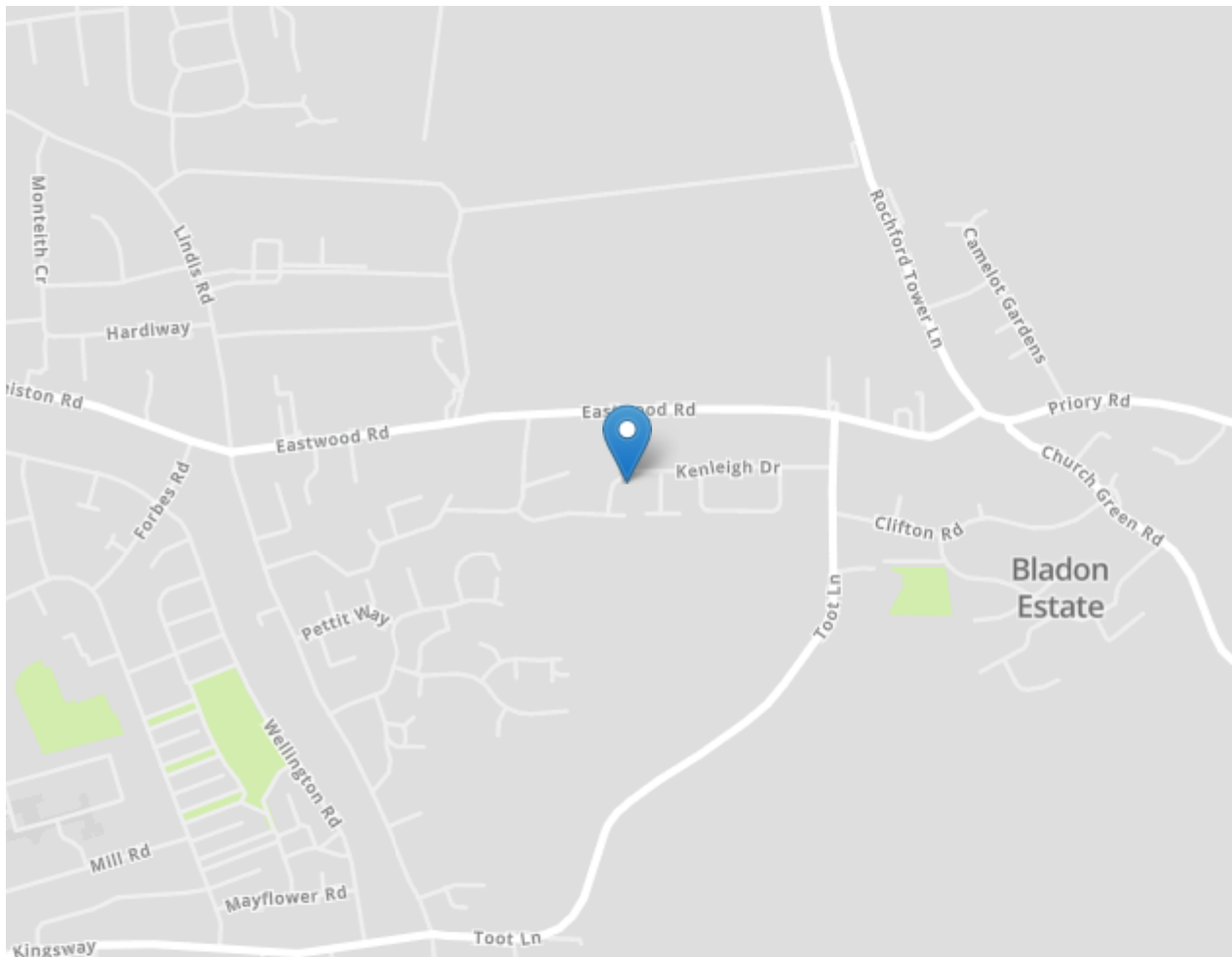
## AGENT'S NOTES

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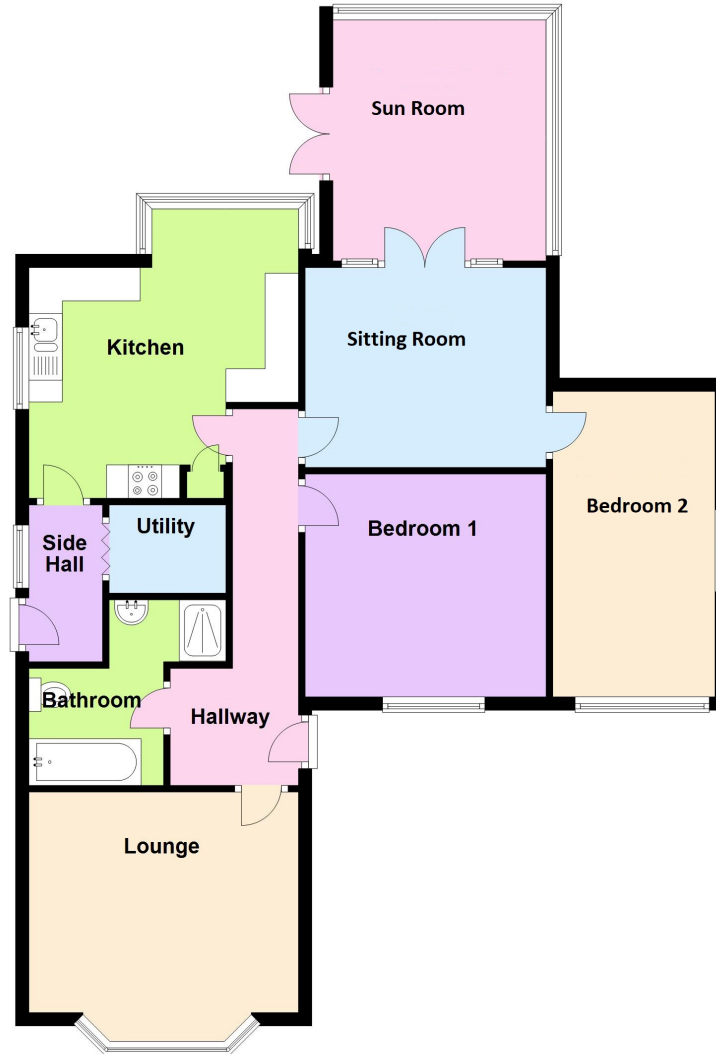
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**



**Ground Floor**  
Approx. 94.6 sq. metres (1018.6 sq. feet)



Total area: approx. 94.6 sq. metres (1018.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>64</b>
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	