



£199,950

7 Churchill Drive, Boston, Lincolnshire PE21 0NH

SHARMAN BURGESS

**7 Churchill Drive, Boston, Lincolnshire
PE21 0NH
£199,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

With front entrance door, further door leading through to the: -

ENTRANCE HALL

With radiator, coved cornice, ceiling light point, wall mounted electric fuse box, access to roof space.

DINING ROOM

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

Having window to front aspect, radiator, coved cornice, ceiling light point. Archway leading through to the: -

An extremely well presented and deceptively spacious detached bungalow, having been extended to the rear to provide fantastic sized living accommodation. The bungalow enjoys an approximate southerly aspect to the rear garden. Accommodation comprises an entrance hall, kitchen, dining room, lounge, two double bedrooms and a modern shower room. Further advantages include gas central heating, uPVC double glazing and the property is offered to the market with NO ONWARD CHAIN.



SHARMAN BURGESS



LOUNGE

15' 4" x 10' 7" (4.67m x 3.23m)

Having window to side aspect, French doors leading to the rear garden, radiator, coved cornice, ceiling light point, TV aerial point, additional wall mounted lighting, gas point, telephone point.

KITCHEN

11' 10" x 10' 8" (3.61m x 3.25m)

Having roll edge work surfaces with inset ceramic sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, plumbing for washing machine, integrated waist height oven and grill, four ring gas hob and fume extractor, wall mounted Baxi gas central heating boiler, coved cornice, ceiling mounted lighting, window to rear aspect, radiator, coved cornice, obscure glazed door leading to the: -

SIDE ENTRANCE

Of brick and uPVC construction with poly carbonate roof. With door leading to the rear garden.

BEDROOM ONE

11' 9" x 10' 10" (3.58m x 3.30m)

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

BEDROOM TWO

15' 9" x 7' 9" (4.80m x 2.36m)

With window to side aspect, radiator, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Having a three piece suite comprising a WC, wash hand basin with mixer tap and vanity unit beneath and wall mounted mirror above, shower cubicle with wall mounted Mira shower and fitted shower screen, non slip flooring, radiator, coved cornice, ceiling light point, extractor fan, obscure glazed window to rear aspect.

EXTERIOR

To the front, the property has two dropped kerbs leading to the driveway which provides off road parking to the bungalow. There is a central slate border with flowering bulbs and shrubs set within and a further border housing a variety of roses. Gated access leads to the rear garden.

Having an approximate southerly aspect, the rear garden initially comprises a paved patio seating area served by outside lighting. The remainder of the garden is predominantly laid to lawn and enclosed by fencing. The garden houses a timber shed which is to be included within the sale.

SERVICES

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

REFERENCE

20012023/LAW



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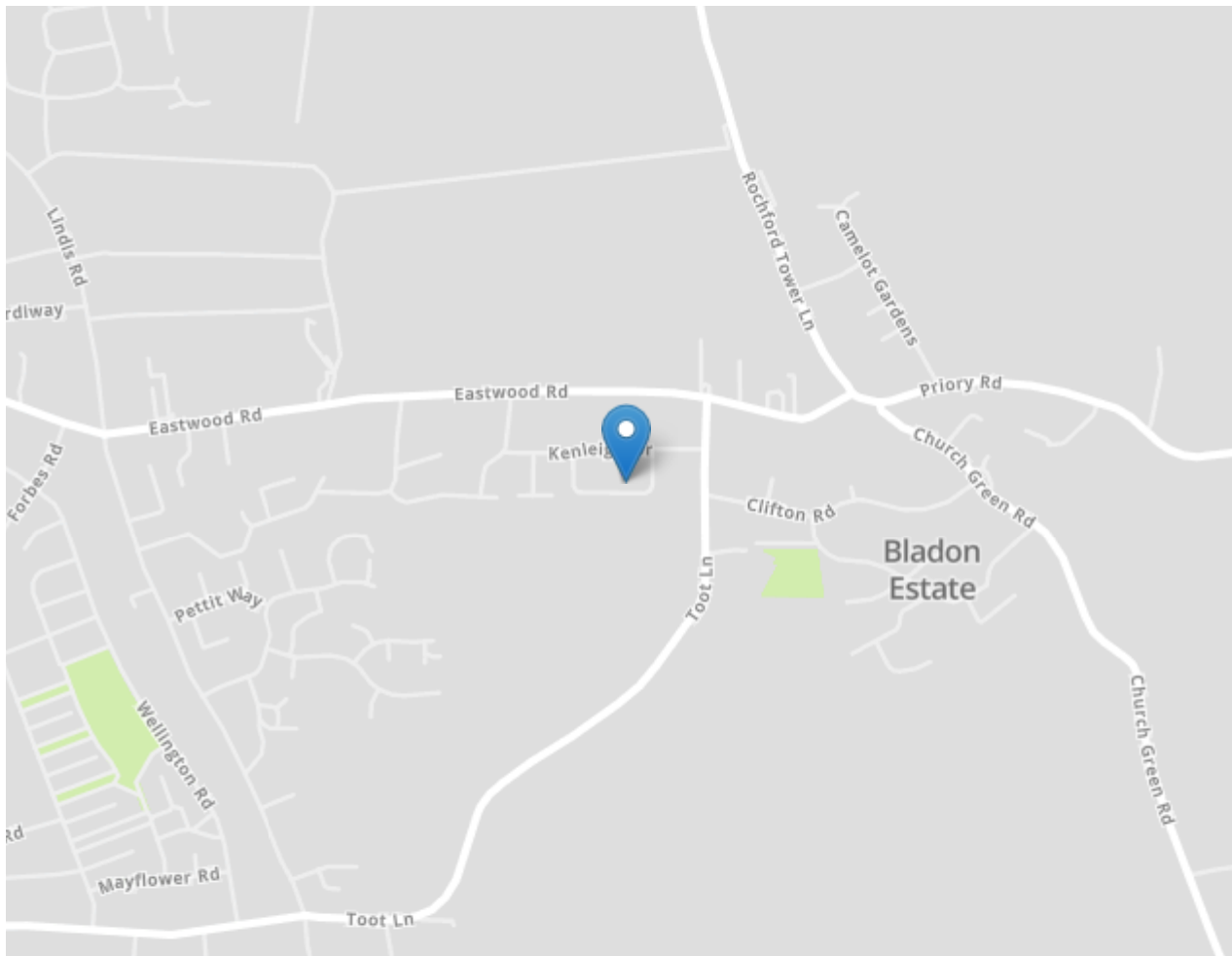
AGENT'S NOTES

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.

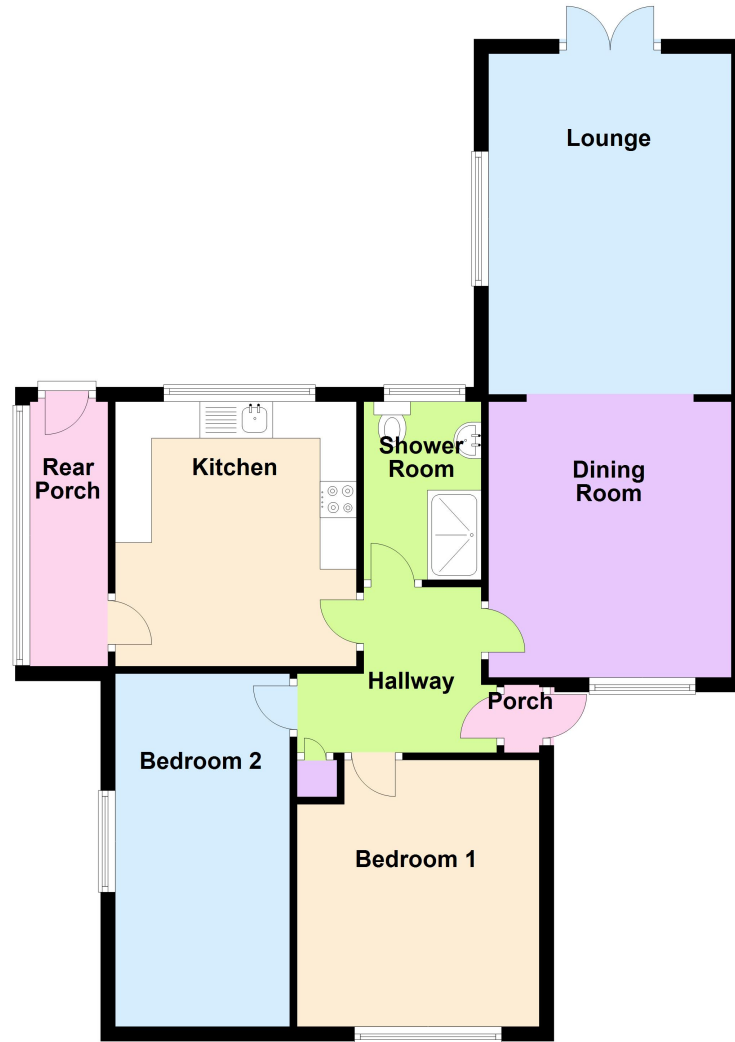
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 80.1 sq. metres (861.8 sq. feet)



Total area: approx. 80.1 sq. metres (861.8 sq. feet)



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