



£209,950

63 Margaret Drive, Boston, Lincolnshire PE21 9AN

SHARMAN BURGESS

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ACCOMMODATION:

Having a partially obscure glazed front entrance door leading into an:-

ENTRANCE LOBBY

Having a radiator and a further obscure glazed door through to the:-

LOUNGE/DINER

22' 2" x 14' 5" (6.76m x 4.39m) (both maximum measurements)
Having dual aspect windows out to the front & side of the property, two radiators, coved cornice and two ceiling light points. Television aerial point, fireplace, space for electric fire, hearth and display surround.

Situated on a corner plot this good sized detached bungalow offers flexible living accommodation comprising of a lounge/diner, kitchen, three bedrooms arranged off the inner hallway. One of the bedrooms has latterly been used as an additional reception room and has the benefit of a conservatory leading off. There is a wet room with non slip flooring, gas central heating and UPVC double glazing throughout. Side by side driveway to the rear and single garage with electric doors.



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KITCHEN

12' 1" x 8' 5" (3.68m x 2.57m)

Having roll edge work surfaces with tiled splash back, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units. Space for standard height fridge or freezer, integrated waist height double oven and grill, four ring gas hob and fume extractor above. wall mounted Worcester gas central heating boiler, coved cornice, ceiling light point, window to the side aspect, obscure glazed door to the side and wall mounted door bell.

INNER HALLWAY

Having radiator, coved cornice, ceiling light point, built in linen cupboard with slatted shelving within and overhead storage locker.

BEDROOM ONE

12' 4" x 9' 5" (3.76m x 2.87m) (both maximum measurements)

Having a radiator, coved cornice, ceiling light point and built in double wardrobe with overhead storage.

BEDROOM TWO

9' 11" x 7' 6" (3.02m x 2.29m) (both maximum measurements)

Having a window to the side aspect, radiator, coved cornice, ceiling light point and built in single wardrobe with overhead storage locker.

BEDROOM THREE

12' 3" x 9' 2" (3.73m x 2.79m) (both maximum measurements)

Having latterly been used as an additional reception room, although could still be used as a bedroom. The room has a coved cornice, ceiling light point and window with French doors leading into the:-



**SHARMAN
BURGESS** Est 1996

CONSERVATORY

6' 2" x 8' 2" (1.88m x 2.49m)

Being of brick and UVPC construction with polycarbonate roof. Has a personnel door leading to the garage and door leading outside.

WET ROOM

Having non slip flooring with majority tiled walls, wc, wall mounted wash basin with storage beneath and mixer tap. Wall mounted mains fed shower, coved cornice, ceiling light point, extractor fan and obscure glazed window.

EXTERIOR

The property sits on a corner plot having lawned garden's to two sides with beds and borders containing a variety of plants and shrubs.

To the rear of the property is drop kerb leading to the driveway providing side by side of road parking and giving vehicular access to the single garage.

The rear section of the garden is laid to low maintenance paving being enclosed with a mixture of wall and fencing and served by external power and lighting.

GARAGE

15' 9" x 8' 0" (4.80m x 2.44m)

Having an electric up and over door and served by both power and lighting with plumbing for an automatic washing machine.

SERVICES

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

REFERENCE

101221/HUN



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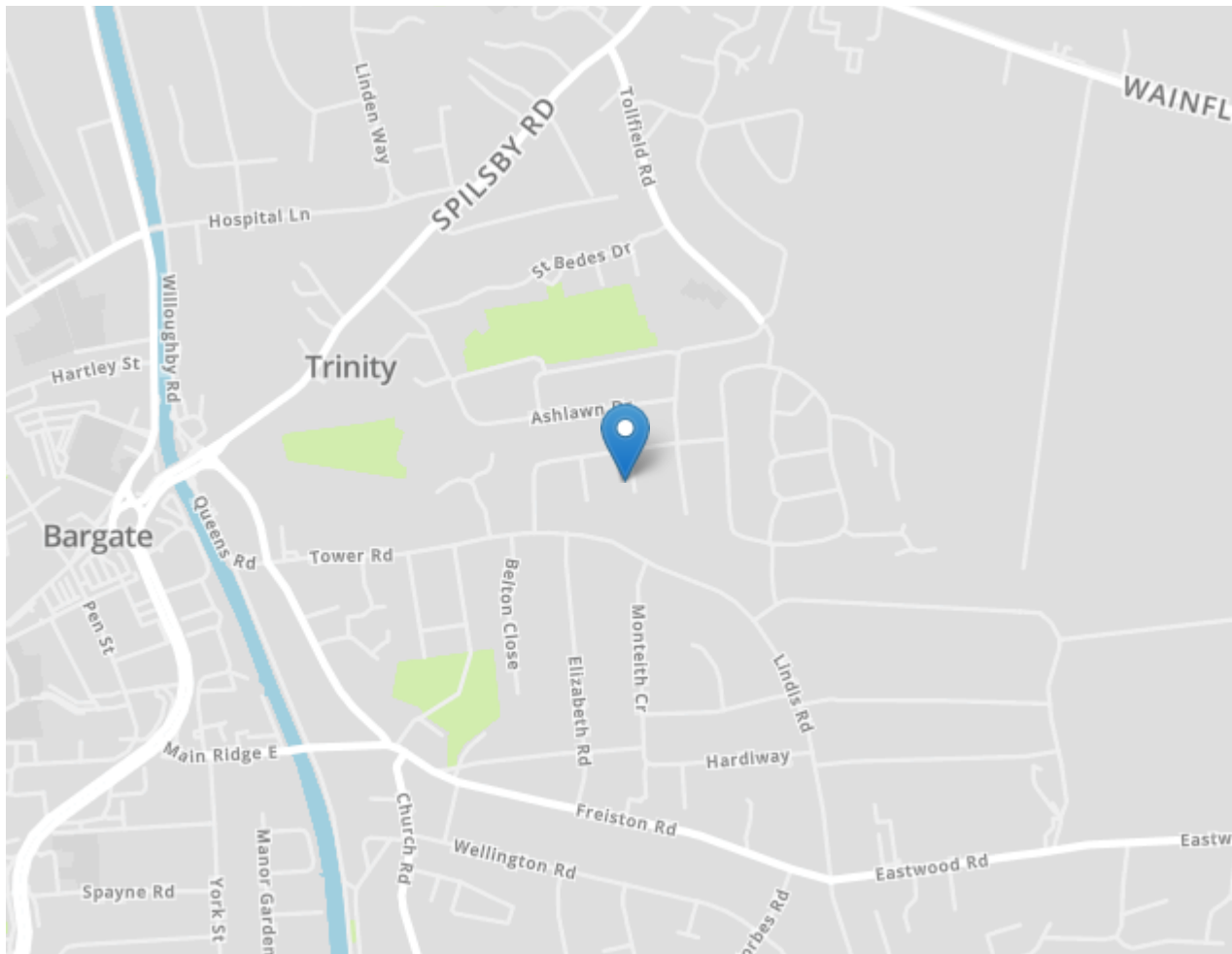
AGENT'S NOTES

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.

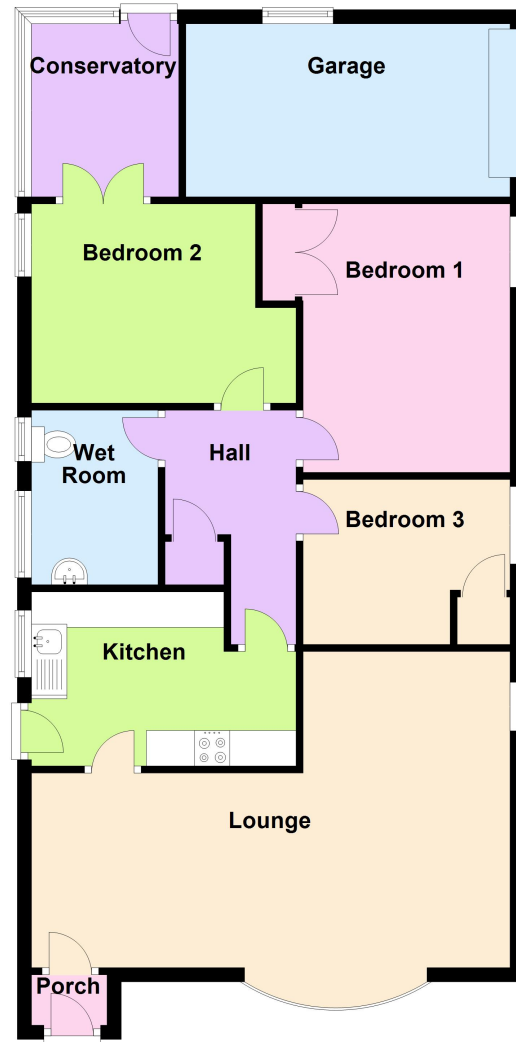
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of Â£100 upon completion. For more information,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



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Ground Floor
Approx. 91.1 sq. metres (980.7 sq. feet)



Total area: approx. 91.1 sq. metres (980.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(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	