



£325,000

Berneda, Meer Booth Road, Antons Gowt, Boston, Lincolnshire PE22 7BG

SHARMAN BURGESS

**Berneda, Meer Booth Road, Antons Gowt,
Boston, Lincolnshire PE22 7BG
£325,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed front entrance door, further obscure glazed door leading through to the:-

ENTRANCE HALL

Having radiator, coved cornice, ceiling light point, access to loft space.

KITCHEN

13' 11" (maximum) x 10' 3" (maximum) (4.24m x 3.12m)

Having a modern and well appointed fitted kitchen comprising counter tops, inset sink and drainer with mixer tap, range of pan drawers and wall mounted units, plumbing for dishwasher, space for Range cooker with tiled splashback, space for American style fridge freezer, dual aspect windows, tiled flooring, radiator, coved cornice, ceiling light point, floor mounted Camray oil central heating boiler, built-in pantry cupboard with shelving within.



A large detached bungalow having been extended to the rear to provide fantastic sized living accommodation, with further scope and potential to improve and alter (s.t.p.p). Accommodation comprises an entrance hall, refitted kitchen, lounge, conservatory, office, large refitted utility room incorporating a storage area, bathroom, separate cloakroom and three double bedrooms. The property benefits from large gardens to both the front and rear, enjoying views over open farmland. Further benefits include uPVC double glazed windows and oil fired central heating.



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LOUNGE

13' 11" x 11' 11" (maximum including chimney breast) (4.24m x 3.63m)
Having window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, fireplace with tiled hearth and space for electric fire, double doors through to -

CONSERVATORY

15' 8" x 9' 5" (4.78m x 2.87m)
Of brick and uPVC double glazed construction with polycarbonate roof. Having radiator, ceiling mounted lighting, door to front elevation.

BATHROOM

Being fitted with a three piece suite comprising WC, panelled bath with wall mounted electric shower above, pedestal wash hand basin, fully tiled walls, coved cornice, ceiling light point, extractor fan, heated towel rail, obscure glazed window, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

SEPARATE CLOAKROOM

Being fitted with a two piece suite comprising WC with concealed cistern, wall mounted wash hand basin with tiled splashbacks, tiled floor, obscure glazed window to side elevation, coved cornice, ceiling light point.

OFFICE

10' 10" x 8' 6" (3.30m x 2.59m)
Having window to side elevation, ceiling light point, radiator.

INNER LOBBY

With additional front entrance door, wall mounted coat hooks.

UTILITY ROOM

18' 1" (maximum into rear entrance area) x 10' 1" (maximum) (5.51m x 3.07m)
A modern fitted utility room comprising counter tops, stainless steel sink and drainer with mixer tap, base level storage units, fitted larder style unit, fitted wine cooler, plumbing for automatic washing machine, space for condensing tumble dryer, ceiling light point, dual aspect windows, radiator, door to rear garden.



**SHARMAN
BURGESS** Est 1996

STORAGE ROOM

Having ceiling light point, access to loft space, personnel door to workshop/brick built store.

BEDROOM ONE

11' 11" x 11' 11" (3.63m x 3.63m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

16' 10" (maximum) x 9' 11" (maximum) (5.13m x 3.02m)

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

BEDROOM THREE

15' 2" x 7' 10" (4.62m x 2.39m)

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

EXTERIOR

To the front, the property is approached via wrought iron double gates leading to a tarmac driveway which provides ample off road parking and hardstanding. The driveway is served by outside tap and lighting. There is a good sized lawned front garden with rose bush borders. Gated access leads to the rear garden.

REAR GARDEN

Being initially laid to a paved patio seating area, leading to the remainder of the garden which is laid to large sections of lawn with raised vegetable beds, raised decked seating area with pergola above and a glasshouse (to be included in the sale). The garden is enclosed by a mixture of fencing and hedging, is served by outside lighting and houses the oil tank.

WORKSHOP/BRICK BUILT STORE

11' 0" x 6' 2" (3.35m x 1.88m)

Having obscure glazed window, door to garden, served by power and lighting.

SERVICES

The property is served by oil fired central heating. Mains water, electricity and drainage are connected to the property.

REFERENCE

23012025/28606101/MAN



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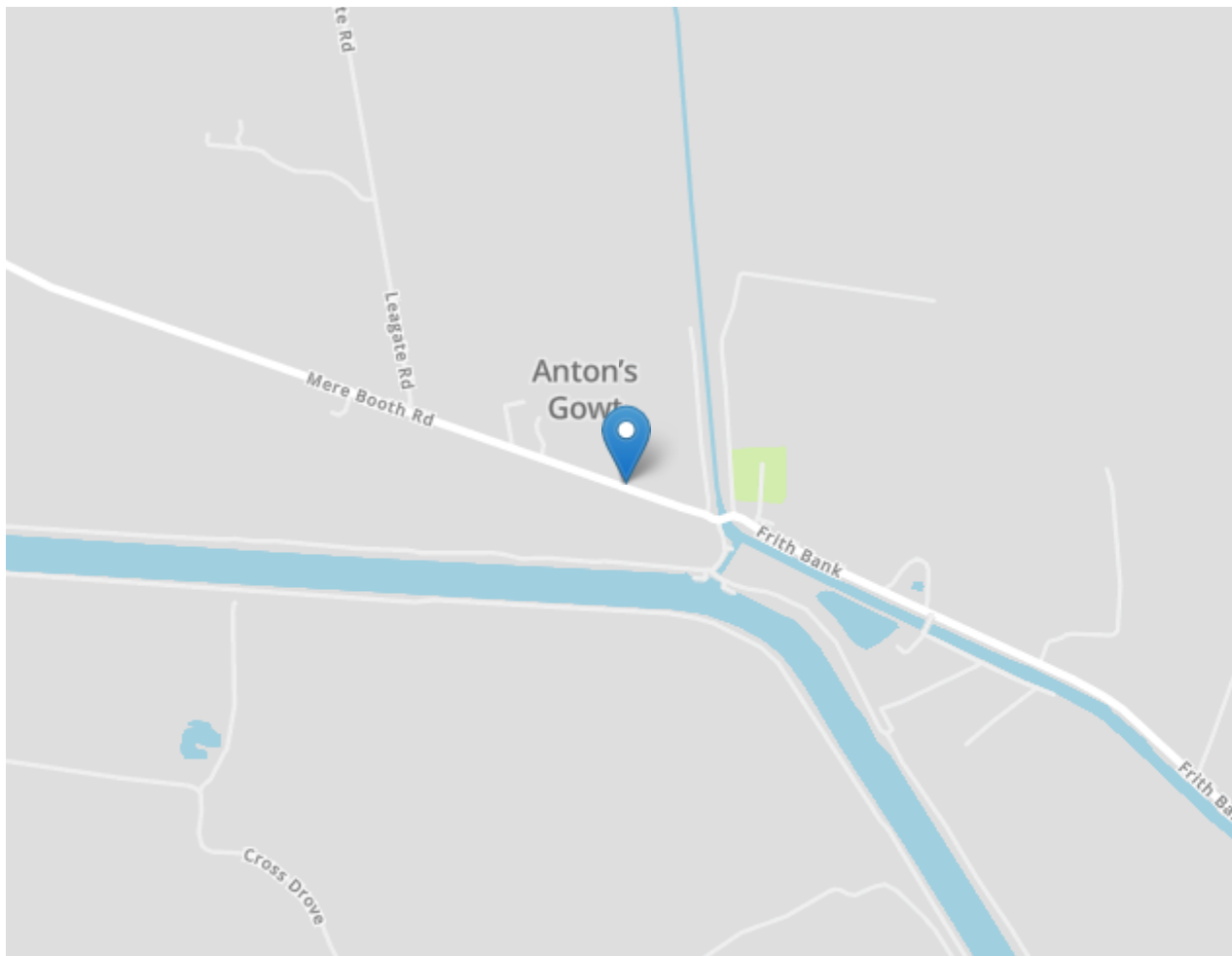
AGENT'S NOTES

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. 136.5 sq. metres (1468.9 sq. feet)



Total area: approx. 136.5 sq. metres (1468.9 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		