



£415,000

Bluebell Corner, Broadgate, Wrangle, Boston, Lincolnshire PE22 9BJ

SHARMAN BURGESS

**Bluebell Corner, Broadgate, Wrangle, Boston,
Lincolnshire PE22 9BJ
£415,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, radiator, covered cornice, two ceiling light points (one with ornamental ceiling rose), telephone point, built-in linen cupboard with slatted linen shelving within.

A highly impressive modern detached Executive style bungalow situated on a corner plot, with well presented gardens to the front, side and rear. The modern interior is well presented throughout and comprises an entrance hall, kitchen diner, utility room and cloakroom, dining/sitting room, lounge, family bathroom and four bedrooms, with bedrooms one and two both having en-suite facilities. Further benefits include a detached double garage, block paved driveway providing parking for several vehicles, uPVC double glazing and oil central heating.



SHARMAN BURGESS

KITCHEN DINER

20' 0" (maximum) x 15' 3" (maximum) (6.10m x 4.65m)

Having a fully fitted kitchen comprising roll edge work surfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, space for standard height fridge or freezer, dishwasher (to be included in the sale). Beko electric range with double oven and grill, warming tray and six ring hob (to be included within the sale). Illuminated wall mounted cooker hood, space for fridge freezer, Karndean flooring, radiator, coved cornice, ceiling recessed lighting, dual aspect windows.

UTILITY ROOM

13' 9" (maximum) x 8' 5" (maximum into entrance area)

(4.19m x 2.57m)

Having counter top, base level storage units and drawer units, plumbing for automatic washing machine, space for tumble dryer, space for twin height fridge freezer, Karndean flooring, radiator, coved cornice, ceiling light point, obscure glazed door leading to the driveway, rear entrance door leading to the garden, window to rear aspect, floor mounted oil central heating boiler.

GROUND FLOOR CLOAKROOM

Being fitted with a modern two piece suite comprising wash hand basin with mixer tap and storage beneath, WC with concealed cistern, walls tiled to approximately half height, heated towel rail, obscure glazed window, coved cornice, ceiling recessed lighting.



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DINING/SITTING ROOM

13' 10" (excluding door recess) x 11' 3" (4.22m x 3.43m)

Having French doors leading to the rear garden, radiator, coved cornice, ceiling point with ornamental ceiling rose, additional wall light points, TV aerial point, glazed double doors providing access from the kitchen diner.

LOUNGE

19' 6" (maximum) x 14' 7" (maximum) (5.94m x 4.45m)

Having dual aspect windows, radiator, coved cornice, ceiling light point with ornamental ceiling rose, TV aerial point, fireplace with fitted inset and hearth and space for electric fire.

BEDROOM ONE

15' 4" (maximum) x 15' 3" (maximum) (4.67m x 4.65m)

Having radiator, coved cornice, ceiling light point, double doors leading to the rear garden, door to: -

EN-SUITE SHOWER ROOM

Being fitted with a modern three piece suite comprising WC with concealed cistern, wash hand basin with storage beneath and a mixer tap, shower cubicle with tiling within and wall mounted mains fed shower with hand held shower attachment and fitted shower screen, walls tiled to approximately half height, heated towel rail, coved cornice, ceiling recessed lighting, obscure glazed window, extractor fan, wall mounted storage cabinet.

BEDROOM TWO

19' 6" (maximum) x 15' 9" (maximum) (5.94m x 4.80m)

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





EN-SUITE WET ROOM

Having non-slip flooring, shower area with wall mounted mains fed shower and hand held shower attachment, push button WC, pedestal wash hand basin, tiled splashbacks, radiator, coved cornice, ceiling recessed lighting, extractor fan obscure glazed window.

BEDROOM THREE

15' 3" x 9' 5" (4.65m x 2.87m)

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

BEDROOM FOUR

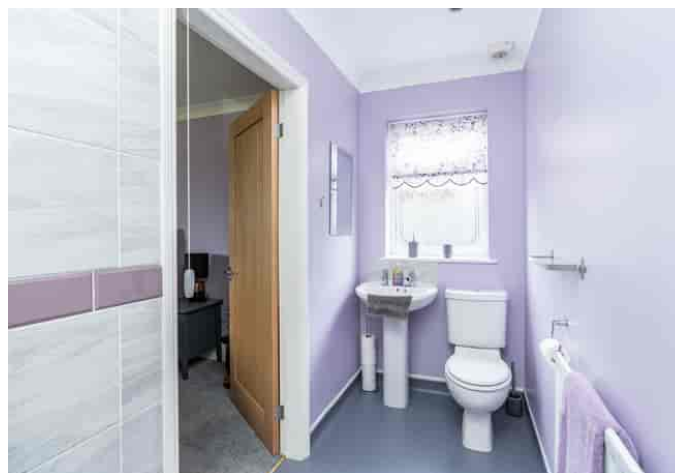
13' 1" (excluding door recess) x 9' 7" (3.99m x 2.92m)

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

FAMILY BATHROOM

11' 10" (maximum) x 7' 7" (3.61m x 2.31m)

Being fitted with a modern and well appointed four piece suite comprising double shower area with wall mounted mains fed shower and hand held shower attachment and fitted shower screen, panelled bath with mixer tap and hand held shower attachment, push button WC, wash hand basin with mixer tap and storage beneath and wall mounted storage cabinets to either side, obscure glaze window to side aspect, coved cornice, ceiling recessed lighting, extractor fan, heated towel rail.



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EXTERIOR

The property sits on a large corner plot with a dropped kerb and wrought iron double gates leading to a large block paved driveway providing ample off road parking and hardstanding for several vehicles as well as vehicular access to the detached double garage. To the front and side, the property has large sections of lawn, with low level fencing to the boundaries. The side garden is set with a plant and shrub border. The driveway and front gardens are served by external lighting and an outside tap. Gated access leads through to the rear garden.

DETACHED DOUBLE GARAGE

22' 8" x 19' 1" (6.91m x 5.82m)

Of brick and tile construction, with two up and over doors (one of which is electric remote controlled), served by power and lighting, window to side aspects, personnel door leading to the rear garden.

REAR GARDEN

Being well maintained and initially comprising a paved patio seating area leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed by fencing and is served by outside lighting. Set within the grounds are two blue cedar trees, a range of shrubs and a Dutch barn style garden shed which is to be included within the sale. The garden also houses a concrete base allowing for the installation of an additional outbuilding (s.t.p.p).

SERVICES

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

REFERENCE

23052024/27602214/HAC



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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.

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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.



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Ground Floor
Approx. 190.9 sq. metres (2054.6 sq. feet)



Total area: approx. 190.9 sq. metres (2054.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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