



**£369,950**

Keppelgate, Chapel Lane, Amber Hill, Boston, Lincolnshire PE20 3RJ

**SHARMAN BURGESS**

**Keppelgate, Chapel Lane, Amber Hill, Boston,  
Lincolnshire PE20 3RJ  
£369,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having a partially obscure glazed front entrance door with obscure glazed window to the side, dado rail, coved cornice, ceiling light point, radiator.

**LARGE RECEPTION HALL**

Having wood effect laminate flooring, radiator, dado rail, coved cornice, two ceiling light points, wall mounted display niche.

A large detached bungalow situated within a semi-rural location, enjoying a plot size of approximately 0.4 Acres (s.t.s) and benefitting from a huge amount of driveway space, double garage and open views to the rear. Accommodation comprising a reception hall, lounge with open fireplace, dining room, uPVC conservatory, breakfast kitchen, cloakroom and utility room. The bungalow benefits from 3/4 bedrooms with bedroom 4 having latterly been used as an office. There is also a generous four piece family bathroom with jacuzzi bath. The bungalow is served by oil fired central heating and benefits from uPVC double glazed windows and doors. The property provides space and potential for the addition of an en-suite shower room to bedroom one subject to gaining any necessary planning permissions and consents from the relevant local authorities.



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### LOUNGE

19' 7" x 11' 7" (5.97m x 3.53m)

Having dual aspect windows, radiator, dado rail, coved cornice, ceiling light point, additional wall light points, TV aerial point, telephone point, open fire with tiled hearth and exposed brickwork chimney breast, open plan through to: -

### DINING AREA

12' 0" (maximum) x 11' 2" (maximum) (3.66m x 3.40m)

Having sliding patio doors leading to the rear garden, radiator, dado rail, coved cornice, ceiling light point, double doors through to: -

### CONSERVATORY

14' 8" (maximum) x 11' 7" (maximum) (4.47m x 3.53m)

Of uPVC double glazed construction with polycarbonate roof. Having ceiling light point incorporating fan, TV aerial point, power points, wall light points, ceramic tiled flooring, double doors leading to the rear garden.

### BREAKFAST KITCHEN

13' 0" x 12' 6" (3.96m x 3.81m)

Having wood trimmed work surfaces, inset sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets and eye level corner display shelving, return breakfast bar providing seating area, space for electric cooker with illuminated fume extractor above, integrated dishwasher, window to rear aspect, coved cornice, ceiling light point, radiator.



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### UTILITY ROOM

12' 7" (maximum) x 6' 3" (maximum) (3.84m x 1.91m)

Having roll edge work surfaces with decorative tiled splashbacks, inset sink and drainer with mixer tap, base level storage units, plumbing for automatic washing machine, space for condensing tumble dryer, space for twin height fridge freezer, tiled flooring, radiator, coved cornice, ceiling light point, access to roof space served by lighting, window to rear aspect, obscure glazed door leading to the garden. Built-in cloak cupboard with tiling, shelving and coat hooks within.

### BOILER ROOM

Housing the floor mounted Worcester oil central heating boiler. Having tiled flooring, slatted linen shelving and wall mounted coat hooks within.

### CLOOKROOM

Being fitted with a two piece suite comprising WC, wash hand basin with tiled splashback, tiled flooring, radiator, obscure glazed window, coved cornice, ceiling light point.

### OFFICE/BEDROOM FOUR

8' 2" x 7' 10" (2.49m x 2.39m)

Having window to front aspect, radiator, coved cornice, ceiling light point, fitted roll edge work surface providing desk space.

### BEDROOM ONE

17' 6" (maximum) x 12' 7" (maximum) (5.33m x 3.84m)

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

### BEDROOM TWO

13' 0" x 12' 7" (including built-in wardrobes) (3.96m x 3.84m)

Having window to side aspect, radiator, coved cornice, ceiling light point, range of bedroom furniture including built-in wardrobes with hanging rails within, overhead storage lockers, bedside drawers and bedside shelving.



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### BEDROOM THREE

10' 6" (maximum) x 11' 8" (maximum) (3.20m x 3.56m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail within, shelving and drawers and overhead storage locker.

### FAMILY BATHROOM

12' 10" (maximum) x 11' 4" (maximum) (3.91m x 3.45m)

An extremely generous sized family bathroom having WC with concealed cistern, wall mounted wash hand basin with mixer tap, large shower area with wall mounted mains fed shower and fitted shower screen, two steps up to an Aeropulse jacuzzi bath with mixer tap and hand held shower attachment, walls tiled to approximately one third height, radiator, coved cornice, ceiling recessed lighting, obscure glazed window, extractor fan. Built-in airing cupboard housing the hot water cylinder, pump for the shower and shelving within.

### EXTERIOR

To the front, the property is approached over a large driveway which initially has a block paved area and leads to the majority of the gravelled driveway, which extends along the front and right hand side of the bungalow to where there is a further concrete hardstanding driveway. The property has ample off road parking and hardstanding for numerous vehicles including camper van or caravan. The driveway provides vehicular access to the: -



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### DOUBLE GARAGE

19' 8" (maximum) x 16' 4" (maximum) (5.99m x 4.98m)

Having two up and over doors, one of which is electric remote controlled. Served by power and lighting, radiator, window to rear aspect and partially glazed personnel door leading to the garden.

A section of the driveway houses the oil tank which is sited on a concrete base, there is also a timber store shed and timber store/former play house with door leading into the rear garden. To the side of the driveway is a rectangular Koi pond with paving slab surround and slate and gravelled borders. The driveway is served by external lighting. The property also benefits from a front garden which is predominantly laid to lawn with flower and shrub borders. Gated access leads to the rear. In total, the bungalow benefits from a plot size of approximately 0.4 Acres (s.t.s).

The rear garden is initially laid to a patio providing great entertaining and seating space, with the remainder of the garden being predominantly laid to lawn with flower and shrub borders. The garden houses an approximate 10ft x 6ft greenhouse which is to be included within the sale. The garden is enclosed by a mixture of fencing and hedging, is served by outside tap and lighting and enjoys views of open arable farmland to the rear.

### AGENTS NOTE

Prospective purchasers should be aware that the bungalow owns the driveway to both the front and side of the property but does grant right of access to a neighbouring property only.

### SERVICES

Mains electricity and water are connected to the property. Drainage is to a septic tank. The property is served by oil fired central heating.

### REFERENCE

12032024/27380148/JOH



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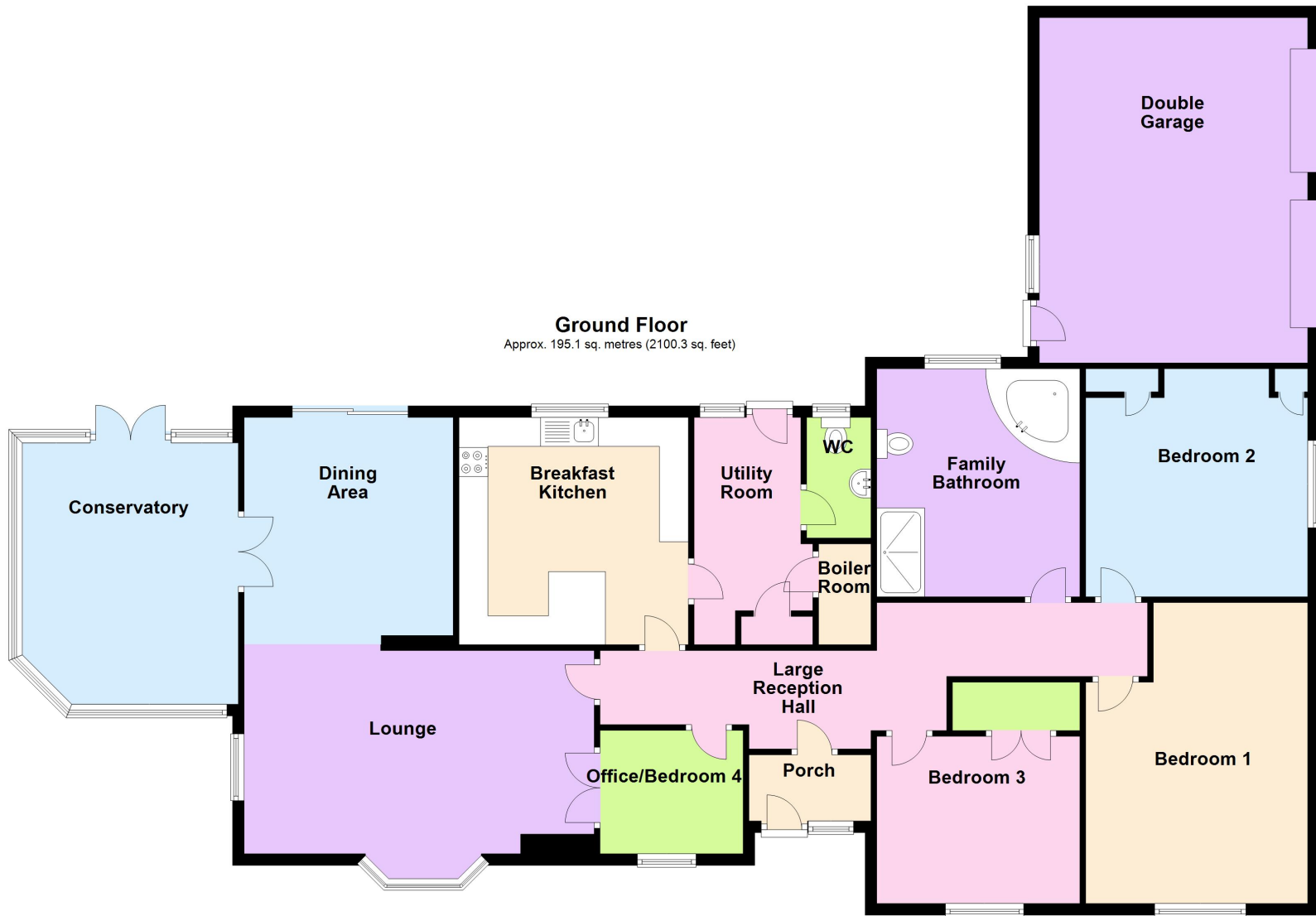
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

Amber Hill



**SHARMAN BURGESS**



Total area: approx. 195.1 sq. metres (2100.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC