



£239,950

59 Greenwood Drive, Boston, Lincolnshire PE21 9EW

SHARMAN BURGESS

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PE21 9EW
£239,950 Freehold

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, coved cornice, two ceiling light points, wall mounted electric fuse box, radiator, built-in linen cupboard with slatted linen shelving and wall mounted Glow Worm combination gas central heating boiler, separate cloak cupboard with hanging rail within and storage space.

A detached bungalow situated in a cul-de-sac location with an approximate south westerly facing rear garden, offered for sale with NO ONWARD CHAIN. Sitting on a corner plot, the bungalow enjoys gardens to the front, side and rear and has accommodation comprising an entrance hall, lounge, kitchen diner, sun room, three bedrooms and a bathroom. Further benefits include driveway and single garage, gas central heating and uPVC double glazing to external windows and doors.



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LOUNGE

17' 0" x 11' 7" (5.18m x 3.53m)

Having window to front aspect, sliding patio doors to rear aspect, two radiators, coved cornice, ceiling light point with ornamental ceiling rose, gas fireplace with fitted inset and hearth and display surround, TV aerial point.

KITCHEN DINER

12' 0" (maximum) x 10' 0" (3.66m x 3.05m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with fume extractor above, tiled floor, radiator, dado rail, ceiling mounted strip light, obscure glazed door to sun room, window to rear aspect.

SUN ROOM

13' 3" x 7' 10" (4.04m x 2.39m)

Of brick and uPVC double glazed construction. With tiled floor, radiator, door leading to the rear garden, plumbing for automatic washing machine, served by power and wall mounted lighting.

BEDROOM ONE

11' 10" (maximum into entrance area) x 9' 10" (measurement to built-in wardrobes) (3.61m x 3.00m)

Having window to rear aspect, radiator, ceiling light point, built-in double wardrobe with hanging rail within, further built-in wardrobes and drawers to the majority of one wall.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

9' 9" (maximum) x 9' 2" (maximum) (2.97m x 2.79m)

Having window to front aspect, radiator, ceiling light point, built-in double wardrobe with hanging rail within.

BEDROOM THREE

9' 9" (maximum) x 7' 5" (maximum) (2.97m x 2.26m)

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

BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, panelled bath with wall mounted Aqualisa shower above and fitted shower screen, tiled floor, fully tiled walls, radiator, obscure glazed window, coved cornice, ceiling light point.

EXTERIOR

The property sits on a large corner plot with gardens to the front, side and rear. Vehicular access is via a dropped kerb leading to a driveway which provides off road parking and leads to the garage. The front garden is laid to two sections of lawn, with gated access leading to the rear.

SINGLE GARAGE

17' 5" x 8' 7" (5.31m x 2.62m)

Of brick construction with fibreglass roof. Having up and over door, served by power and lighting.

GROUNDS

Having a pleasant, approximately south westerly facing aspect and initially comprising a paved patio seating area leading to the remainder which is predominantly laid to lawn, with well stocked flower and and shrub borders. The garden is served by external lighting.

The gardens continue round to the side of the property and house a timber garden storage shed (to be included in the sale) together with a section of garden which has previously been used for the cultivation of vegetables and houses a vegetable patch and larger than average 10ft x 12ft (approx) glasshouse (to be included in the sale). This area is also served by an outside tap. The gardens are fully enclosed by a mixture of wall, fencing and hedging.

SERVICES

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

REFERENCE

03062024/27698820/SIM



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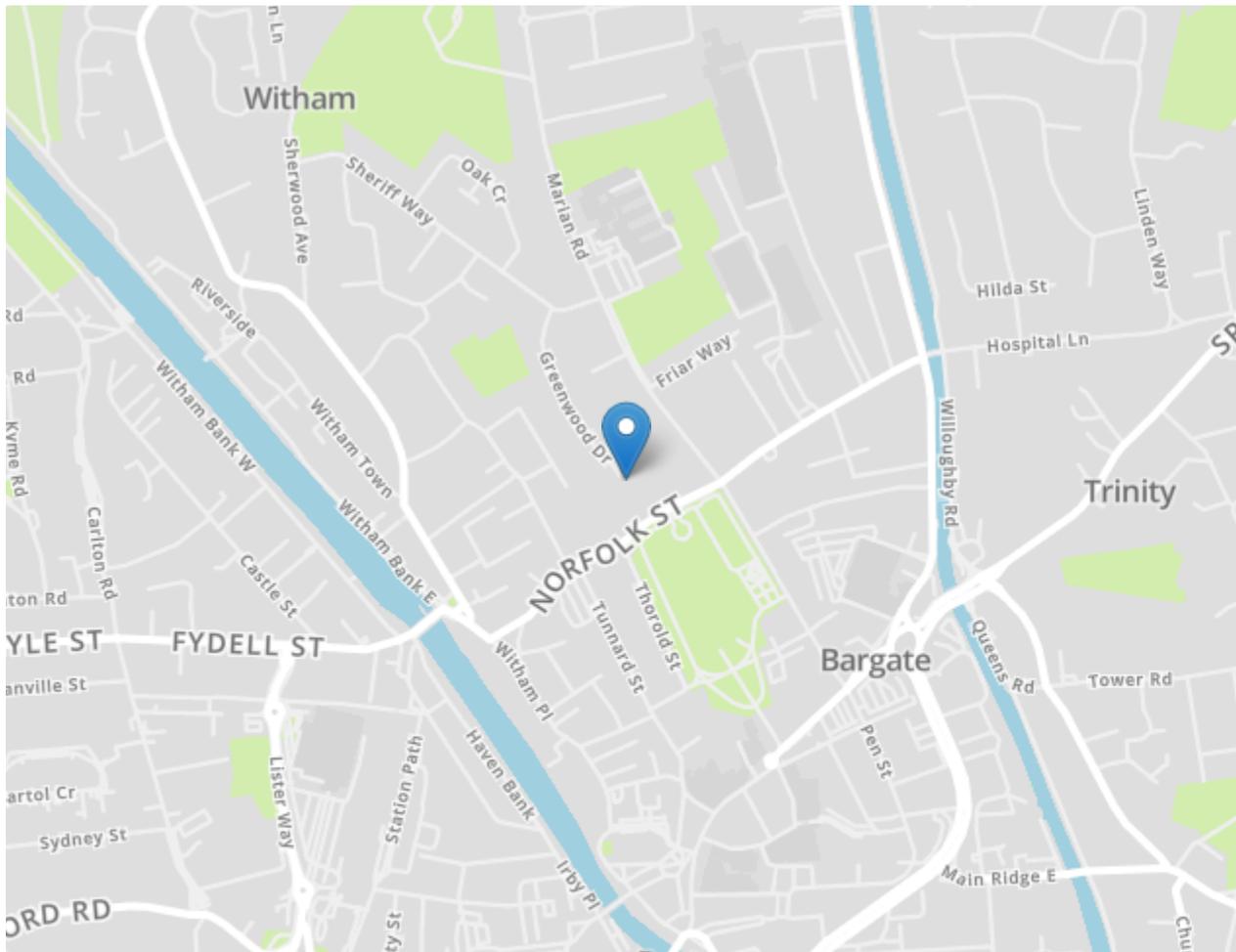
AGENT'S NOTES

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. 82.7 sq. metres (890.7 sq. feet)



Total area: approx. 82.7 sq. metres (890.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC