



£229,950

6 Harewood Close, Boston, Lincolnshire PE21 9BA

SHARMAN BURGESS

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PE21 9BA
£229,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, access to loft, coved cornice, two ceiling light points, wall mounted central heating thermostat, built-in cloak cupboard, built-in boiler cupboard housing the Vaillant gas combination central heating boiler.

LOUNGE

14' 5" (maximum) x 11' 10" (maximum) (4.39m x 3.61m)

Having dual aspect windows, two radiators, coved cornice, wall mounted lighting, TV aerial point, electric fireplace with fitted inset and hearth and display surround.

A detached bungalow with fantastic gardens to all four sides, situated in a cul-de-sac location and being offered for sale with NO ONWARD CHAIN. Originally built as a three bedroomed bungalow, the accommodation currently comprises an entrance hall, breakfast kitchen, side entrance/utility, dining room (formerly bedroom three) with double doors leading through to a sun room, two bedrooms and a modern three piece shower room. Further benefits include a driveway providing ample off parking, gas central heating, detached garage/workshop (timber construction). The property is situated in a highly sought after residential location.



SHARMAN BURGESS





BREAKFAST KITCHEN

10' 1" x 10' 8" (3.07m x 3.25m)

Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, return work surface providing seating area, integrated microwave, integrated oven and grill, four ring electric hob with illuminated fume extractor above, integrated dishwasher, window to side elevation, coved cornice, two ceiling light points, integrated fridge and integrated freezer, radiator, partially obscure glazed door through to: -

SIDE ENTRANCE/UTILITY AREA

6' 3" x 7' 5" (1.91m x 2.26m)

Having triple aspect windows, entrance door, roll edge work surface, base level storage unit, tiled floor, plumbing for washing machine, ceiling light point.

DINING ROOM

9' 11" (maximum) x 13' 2" (3.02m x 4.01m)

Having window to side elevation, radiator, coved cornice, ceiling light point, French doors leading to the: -

SUN ROOM

11' 0" x 7' 9" (3.35m x 2.36m)

Having French doors leading to the rear garden, tiled floor, triple aspect windows, served by lighting.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 11" (maximum) x 9' 11" (maximum) (3.94m x 3.02m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, fitted wardrobes along one wall with matching drawer units.

BEDROOM TWO

8' 8" x 9' 10" (maximum including built-in bedroom furniture) (2.64m x 3.00m)

Having window to side elevation, radiator, ceiling light point, built-in bedroom furniture comprising wardrobes with hanging rails and shelving within, bedside drawers and overhead storage lockers.

SHOWER ROOM

5' 5" x 9' 2" (1.65m x 2.79m)

Having double shower area with wall mounted mains fed shower within with hand held shower attachment and fitted shower screen, push button WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail, extended tiled splashbacks, coved cornice, ceiling light point, obscure glazed window.

EXTERIOR

The property is approached over a block paved driveway, with double wrought iron gates leading to the remainder of the driveway which extends to the right hand side of the property and provides ample off road parking and hardstanding as well as vehicular access to the: -

GARAGE/WORKSHOP

19' 6" x 11' 11" (5.94m x 3.63m)

Of timber construction with concrete base. Served by power, lighting and electric roller door.

GARDENS

A particular feature of the property are the gardens which are situated to all four sides of the bungalow and comprise sections of shaped lawn with a mixture beds and borders containing a variety of flowering plants, shrubs and trees. Pathways provide access to various sections of the garden including an area for wild flowers and a further area for fruit canes and composting. The grounds benefits from an approximate 6ft x 8ft greenhouse and a timber garden shed. The gardens are enclosed by a mixture of wall, fencing and hedging and are served by an outside tap.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

09012025/28450238/MCL



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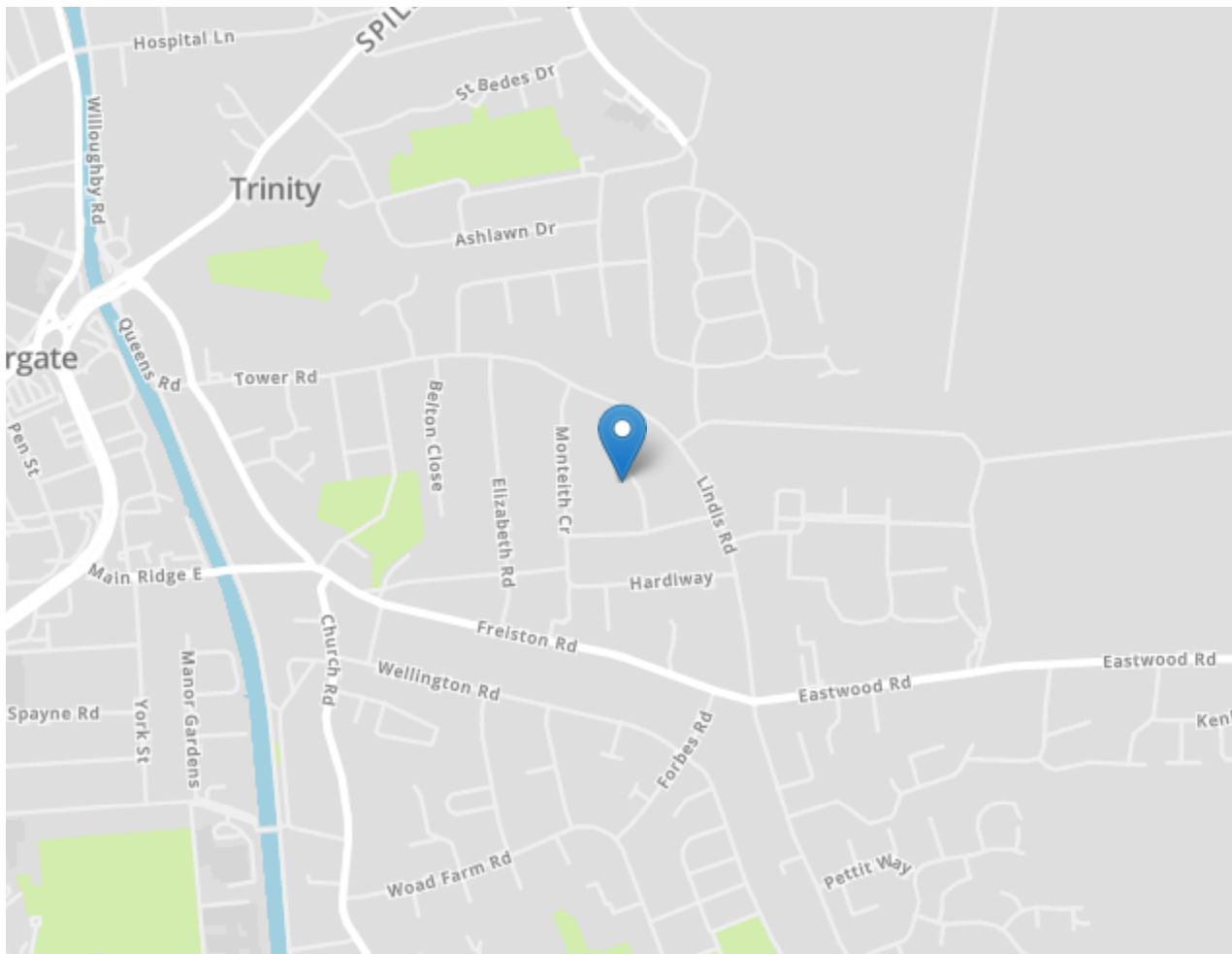
AGENT'S NOTES

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. 88.0 sq. metres (947.6 sq. feet)



Total area: approx. 88.0 sq. metres (947.6 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC