



**£169,950**

15 Greenwood Drive, Boston, Lincolnshire PE21 9EW

**SHARMAN BURGESS**





A semi-detached bungalow being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom. Further benefits include single garage and off road parking and low maintenance rear garden.

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed side entrance door.

##### KITCHEN

8' 11" x 8' 8" (2.72m x 2.64m)

Having roll edge work surfaces, base level storage units, drawer units and wall mounted units, window to front elevation.

##### LOUNGE

15' 8" x 10' 10" (4.78m x 3.30m)

Having window to front elevation.

##### BEDROOM ONE

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

Having window to rear elevation.

##### BEDROOM TWO

8' 9" x 8' 8" (2.67m x 2.64m)

Having window to rear elevation.

##### BATHROOM

Being fitted with a white three piece suite with tiled splashbacks.

#### EXTERIOR

A dropped kerb leads to the driveway which extends to the left hand side of the property providing parking as well as access to the: -

##### SINGLE GARAGE

17' 7" x 8' 8" (5.36m x 2.64m)

Having up and over door and fibreglass roof.

##### REAR GARDEN

Low maintenance rear garden.

#### SERVICES

Mains gas, electricity, water and drainage are connected.

#### REFERENCE

24042025/29005866/DIX



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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.

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