



SHARMAN
BURGESS
FOR SALE
01205 361161

DENBY

£179,950

Denby, Rosegar Avenue, Sutterton, Boston, Lincolnshire PE20 2EF

SHARMAN BURGESS

**Denby, Rosegar Avenue, Sutterton, Boston,
Lincolnshire PE20 2EF
£179,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With side entrance door, ceiling mounted lighting, radiator, built-in airing cupboard housing the hot water cylinder, built-in boiler cupboard housing the oil central heating boiler.

LOUNGE

16' 10" x 11' 9" (5.13m x 3.58m) (both maximum measurements)
With window to front aspect, radiator, coved cornice, ceiling light point, additional wall light points.

A deceptively spacious detached bungalow having been extended to the rear to provide accommodation comprising a hallway, lounge, large kitchen diner, modern three piece shower room and two bedrooms. Further benefits include a driveway, single garage, good sized garden to the rear, oil central heating and NO ONWARD CHAIN.



SHARMAN BURGESS



KITCHEN DINER

16' 5" x 13' 0" (5.00m x 3.96m)

Having a modern style kitchen comprising inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated electric oven and grill, four ring electric hob, stainless steel fume extractor, plumbing for automatic washing machine, space for fridge or freezer, radiator, coved cornice, ceiling mounted strip light, window to rear aspect, door leading to the rear garden.

BEDROOM ONE

10' 10" x 10' 9" (3.30m x 3.28m) (both maximum measurements)

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

BEDROOM TWO

10' 10" x 7' 9" (3.30m x 2.36m)

With window to side aspect, radiator, ceiling light point.

SHOWER ROOM

Having a modern three piece suite comprising a shower cubicle with wall mounted shower within and fitted shower screen, push button WC, wash hand basin with mixer tap and vanity storage beneath, obscure glazed window to rear aspect, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property is approached over a driveway which extends to the right hand side of the property providing ample off road parking as well as vehicular access to the single garage. The front garden is laid to lawn.

The rear garden is predominantly laid to lawn and is enclosed to the majority by a mixture of fencing and hedging.

SINGLE GARAGE

Of concrete sectional construction, with up and over door.

SERVICES

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

REFERENCE

26056338/20032023/SPI



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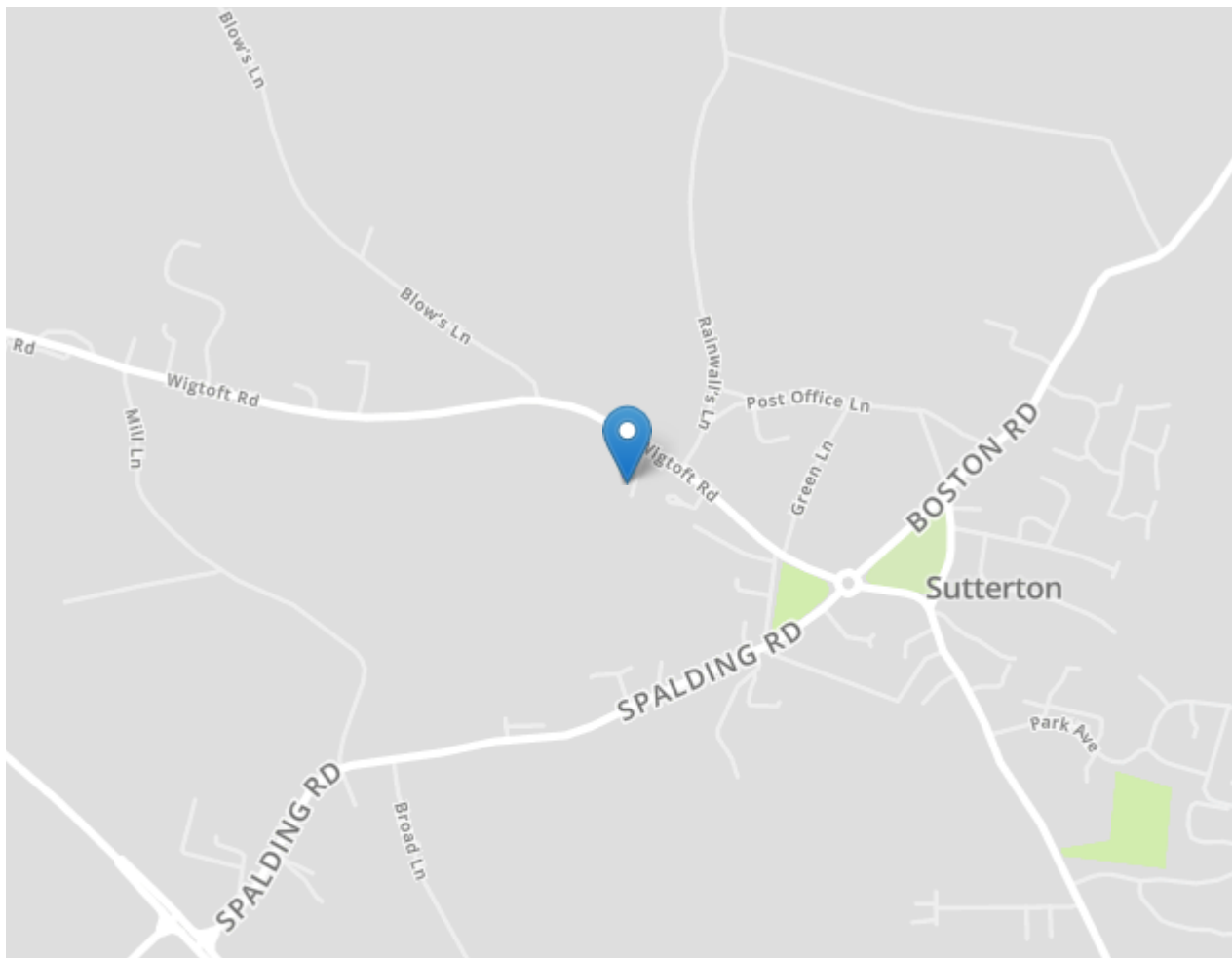
AGENT'S NOTES

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. 74.3 sq. metres (799.5 sq. feet)



Total area: approx. 74.3 sq. metres (799.5 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 100 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 51 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |