



£199,950

116 Princess Anne Road, Boston, Lincolnshire PE21 9AQ

SHARMAN BURGESS

**116 Princess Anne Road, Boston,
Lincolnshire PE21 9AQ
£199,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed front entrance door with obscure glazed panels to either side, radiator, coved cornice, ceiling light point, wall mounted electric fuse box.

ENTRANCE HALL

Having radiator, coved cornice, ceiling light point, access to loft space.

A detached bungalow situated in a highly sought after residential location close to popular schools and Pilgrim Hospital. Accommodation comprises entrance lobby, entrance hall, lounge, kitchen diner, two double bedrooms with built-in bedroom furniture, en-suite shower room to bedroom one and a family bathroom. Further benefits include a block paved driveway, single garage, gas central heating, uPVC double glazing and garden to the rear.



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LOUNGE

14' 10" (maximum) x 12' 1" (4.52m x 3.68m)

Having window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

KITCHEN DINER

14' 7" x 8' 11" (4.45m x 2.72m)

Having counter top, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units including glazed display cabinet and fitted larder style units, space for electric cooker, plumbing for automatic washing machine, space for standard height fridge or freezer, wall mounted Glow Worm gas central heating boiler, coved cornice, ceiling mounted strip light, radiator, dual aspect windows, obscure glazed side entrance door.

BEDROOM ONE

12' 1" (maximum) x 11' 5" (maximum including built-in wardrobes) (3.68m x 3.48m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in bedroom furniture including fitted dressing table, bedside drawers and shelving, overhead storage lockers and built-in wardrobes with hanging rails and shelving within. Door to:

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**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising wash hand basin with tiled splashback and mixer tap and storage beneath, WC, shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, obscure glazed window, extractor fan, coved cornice, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM TWO

12' 2" (maximum) x 10' 1" (maximum including built-in wardrobes) (3.71m x 3.07m)
Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in bedroom furniture including fitted chest of drawers incorporating dressing table and low level corner display shelving, bedside cabinets and shelving, overhead storage lockers and built-in wardrobes with hanging rail and shelving within.

BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and hand held shower attachment, tiled splashbacks, obscure glazed window, extractor fan, ceiling light point, electric shaver point, radiator.

EXTERIOR

The property is approached over a dropped kerb leading to the block paved driveway which provides off road parking as well as vehicular access to the garage. The driveway is served by outside lighting.

SINGLE GARAGE

Having up and over door, served by power and lighting.

REAR GARDEN

The rear garden initially comprises a block paved pathway, leading to the remainder which is predominantly laid to lawn. The garden is enclosed by fencing and served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

100620205/29132457/NEW



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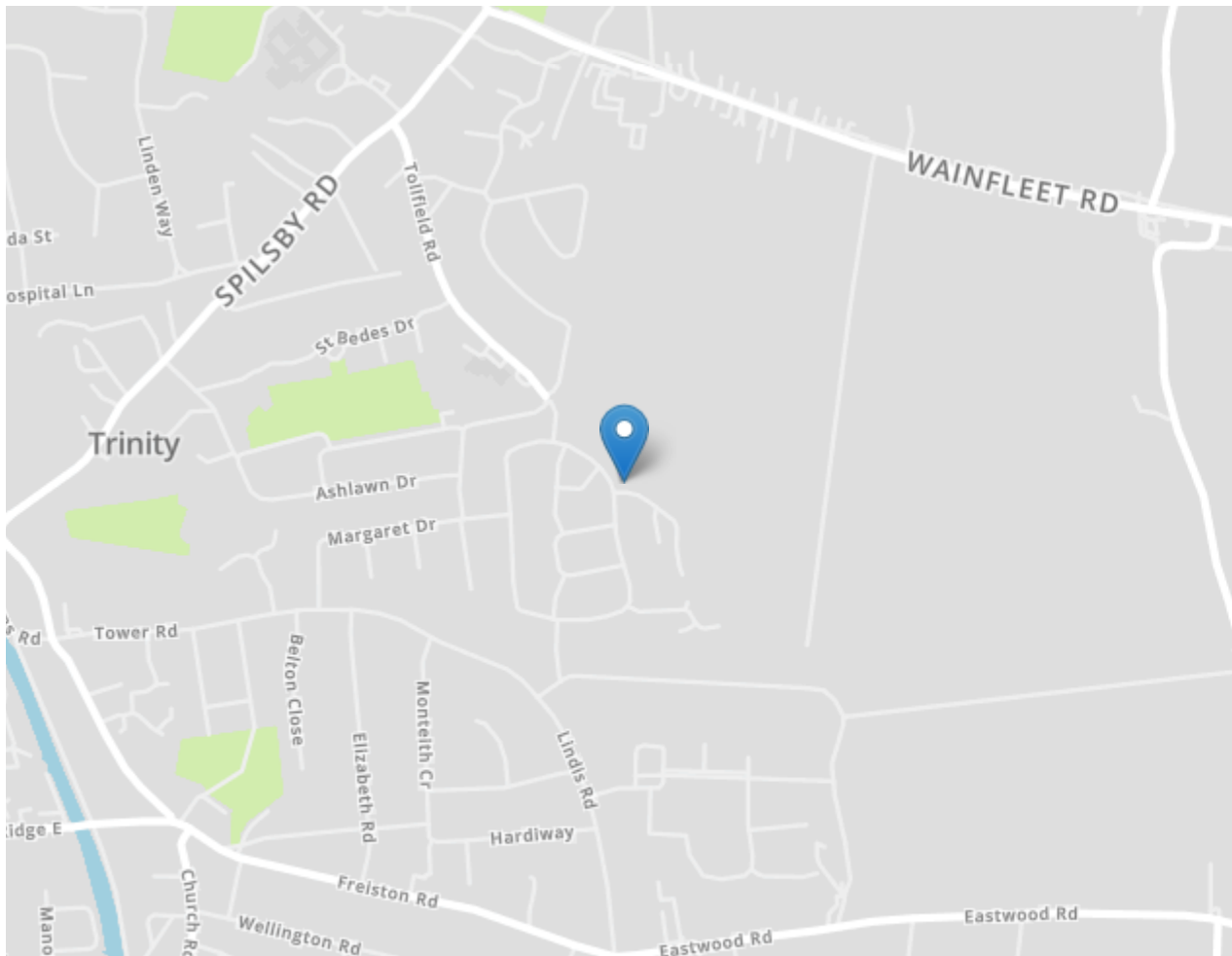
AGENT'S NOTES

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.

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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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Ground Floor

Approx. 89.1 sq. metres (959.2 sq. feet)



Total area: approx. 89.1 sq. metres (959.2 sq. feet)

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