



£250,000

59 Punchbowl Lane, Boston, Lincolnshire PE21 8HU

SHARMAN BURGESS

**59 Punchbowl Lane, Boston, Lincolnshire
PE21 8HU
£250,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door, radiator, coved cornice, two ceiling light points, wall mounted central heating thermostat, airing cupboard housing the hot water cylinder and slatted linen shelving within, built-in cloak cupboard with shelving within providing storage, access to roof space with loft ladder.

LOUNGE

14'8" (maximum measurement) x 13'7" (maximum measurement)
(4.47m x 4.14m)

Having window, radiator, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround, double doors through to: -

A substantial detached bungalow situated on a large corner plot with ample driveway, being sold with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, kitchen, four bedrooms, en-suite bathroom to bedroom one and an additional shower room. Further benefits include a double garage, generous corner plot with low maintenance front and rear gardens. Prospective purchasers should aware that due to open cell spray foam insulation in the loft space, we are looking for CASH PURCHASERS ONLY.



SHARMAN BURGESS



DINING ROOM

10'9" x 10'9" (3.28m x 3.28m)

Also accessed from the Kitchen. Having radiator, coved cornice, ceiling mounted strip light, door leading to rear garden.

KITCHEN

10'9" x 10'9" (3.28m x 3.28m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel double sink and drainer with mixer tap, base level storage units, drawer units and wall units with under cupboard lighting, space for standard height fridge or freezer, plumbing for automatic washing machine, window to rear aspect, obscure glazed rear entrance door, radiator, ceiling mounted strip light.

BEDROOM ONE

10'9" x 10'2" (measurement taken to built-in wardrobes) (3.28m x 3.10m)

Having window to rear aspect, radiator, ceiling light point, built-in wardrobes to the majority of one wall with hanging rails within and overhead storage lockers.

EN-SUITE BATHROOM

Having a three piece suite comprising wood panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, push button WC. Radiator, fully tiled walls, obscure glazed window, ceiling light point, tiled flooring.

BEDROOM TWO

16'0" (maximum measurement taken into entrance area and including built in wardrobes) x 8'7" (measurement including built-in wardrobes) (4.88m x 2.62m)

Having window to front aspect, radiator, ceiling light point, built-in wardrobes with hanging rails and shelving within and sliding doors.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

10' 9" x 10' 7" (3.28m x 3.23m)

Having window to rear aspect, radiator, coved cornice, ceiling light point,

BEDROOM FOUR

9' 10" x 7' 9" (3.00m x 2.36m)

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

SHOWER ROOM

Having a shower cubicle (easily accessible for reduced mobility) with wall mounted mains fed shower within, wash hand basin with storage beneath, WC, tiled floor, fully tiled walls, ceiling light point, obscure glazed window, radiator.

EXTERIOR

The property sits on a large corner plot and benefits from generous off road parking and driveway space to both the front and side of the bungalow. The driveway also provides vehicular access to double garage. The front and rear gardens are laid to low maintenance artificial grass. The rear garden is fully enclosed by fencing.

DOUBLE GARAGE

16' 4" x 15' 5" (4.98m x 4.70m)

With electric up and over door, served by power and lighting and housing the gas central heating boiler and isolator and invertor for the roof mounted solar panels.

AGENTS NOTE

Prospective purchasers should be aware that there is open cell spray foam insulation within the loft and this restricts potential lending on the property which is why the Agent has suggested CASH PURCHASERS ONLY.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The property benefits from solar panels to the roof which are owned and will be transferred to the next owner.

REFERENCE

16012024/27144536/KIN



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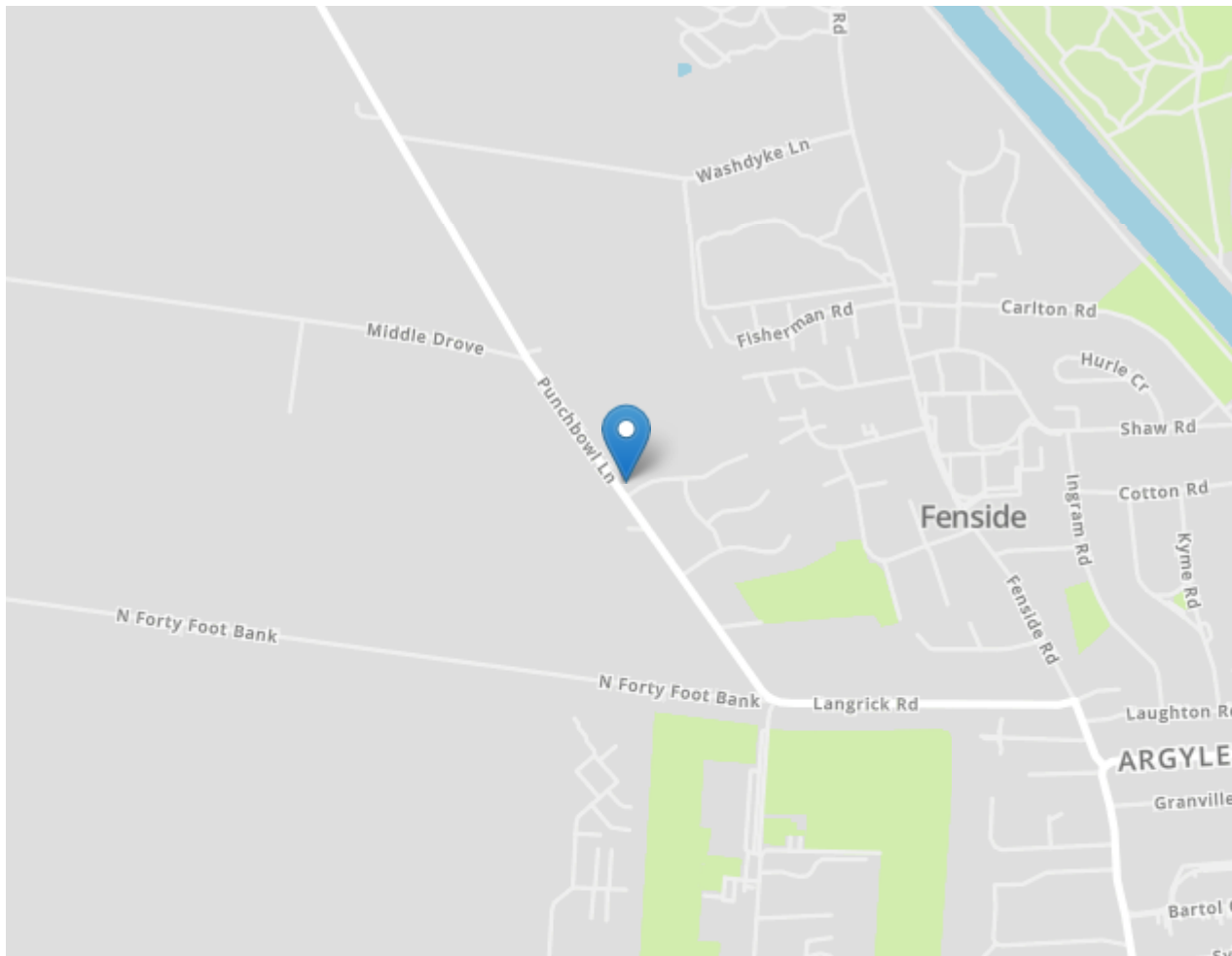
AGENT'S NOTES

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. 135.7 sq. metres (1460.5 sq. feet)



Total area: approx. 135.7 sq. metres (1460.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC