



**£199,950**

17 Bradford Road, Boston, Lincolnshire PE21 8BJ

**SHARMAN BURGESS**



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PE21 8BJ  
£199,950 Freehold**

#### **ACCOMMODATION**

##### **ENTRANCE PORCH**

Having partially obscure glazed front entrance door with obscure glazed side panels, coved cornice, ceiling light point, further glazed door through to: -

##### **ENTRANCE HALL (T-SHAPED)**

Having radiator, coved cornice, two ceiling light points, wall mounted door chimes, access to loft space, airing cupboard housing the hot water cylinder and slatted linen shelving within.



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A large detached bungalow being offered for sale with NO ONWARD CHAIN. Accommodation comprising an entrance porch, entrance porch, large lounge, kitchen diner, utility room, cloakroom, shower room and two double bedrooms. Further benefits include a driveway, single garage, gas central heating, uPVC double glazing and gardens to the front side and rear.





### LOUNGE

23' 10" x 11' 10" (7.26m x 3.61m)

Having dual aspect windows, French doors leading out to the garden, two radiators, coved cornice, two ceiling light points, living flame coal effect gas fireplace.

### KITCHEN

15' 3" x 7' 10" (4.65m x 2.39m)

Having counter top with 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, integrated waist height double oven and grill, four ring gas hob with illuminated fume extractor above, space for fridge freezer, window to rear elevation, radiator, coved cornice, ceiling light point, additional ceiling mounted strip light.

### UTILITY ROOM

11' 7" (maximum into built-in cloak cupboard) x 7' 6" (3.53m x 2.29m)

Having cloak cupboard with sliding doors to one wall providing storage, plumbing for automatic washing machine, vent for tumble dryer, radiator, coved cornice, ceiling light point, window to rear elevation.

### REAR ENTRANCE LOBBY

Having obscure glazed rear entrance door, ceiling light point, coved cornice, personnel door to garage.

### CLOAKROOM

Being fitted with a two piece suite comprising WC, wash hand basin, walls tiled to approximately half height, obscure glazed window to side elevation, coved cornice, ceiling light point.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM ONE

11' 11" x 12' 0" (3.63m x 3.66m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

### BEDROOM TWO

Having window to front elevation, radiator, coved cornice, ceiling light point.

### SHOWER ROOM

Being fitted with a three piece suite comprising shower area with wall mounted electric shower within, wash hand basin with vanity unit beneath, push button WC, extended tiled splashbacks, obscure glazed window to rear elevation, coved cornice, ceiling light point, radiator.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn, with low level hedging to the front boundary. The front pathway is served by outside lighting. Gated access leads to the side garden.

### SINGLE GARAGE

17' 9" x 10' 11" (5.41m x 3.33m)

Having up and over door, window to side elevation, electric fuse box, ceiling mounted strip light, wall mounted Glow Worm gas central heating boiler.

### SIDE GARDEN

Being initially laid to a paved patio seating area leading to a lawned section and gravelled border. The garden is served by outside lighting.

### REAR GARDEN

Being initially laid to a paved patio seating area leading to a section of lawn with established apple tree. The garden is enclosed by wall and fencing and served by outside lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

03042025/28933295/GOS





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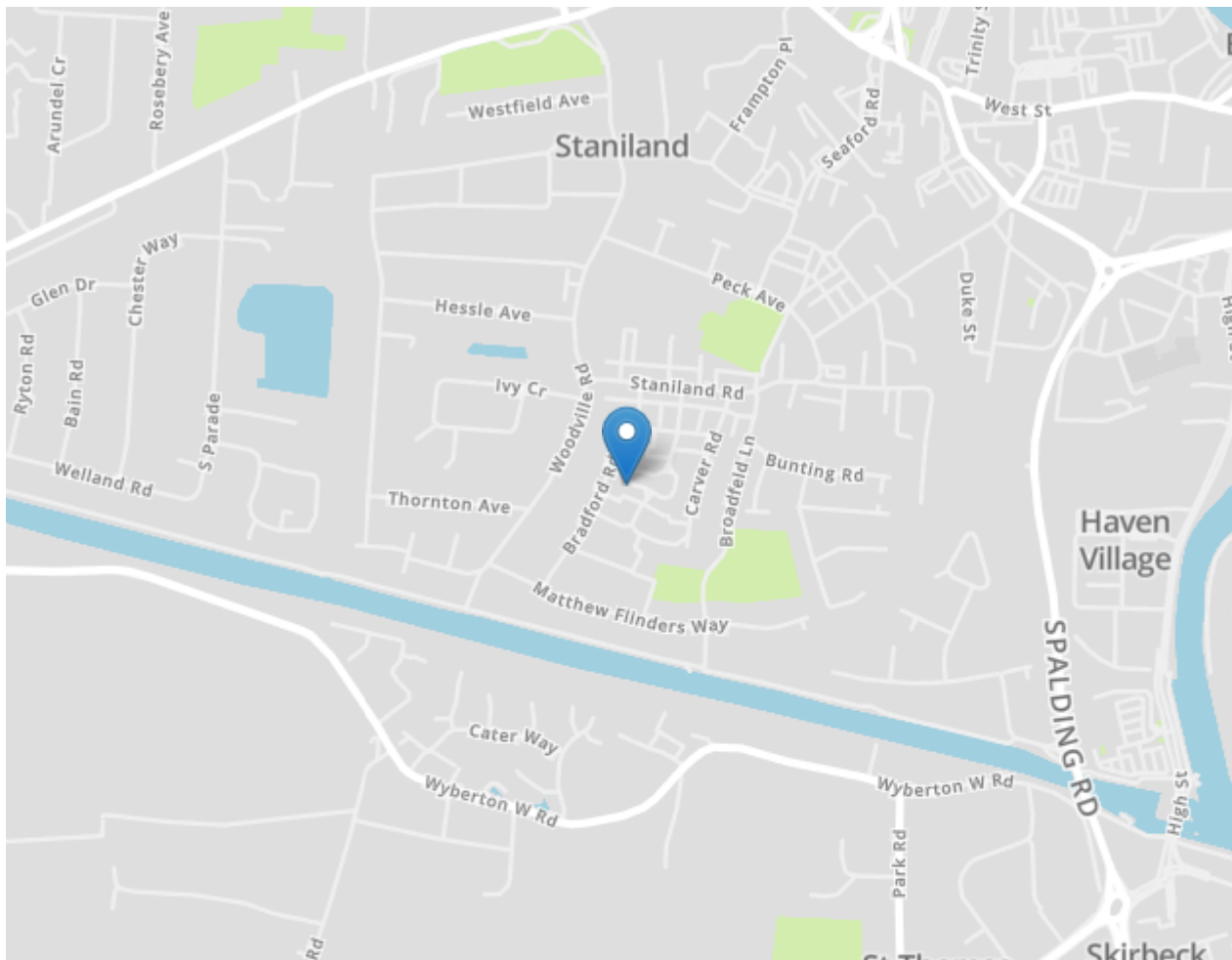
## AGENT'S NOTES

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.

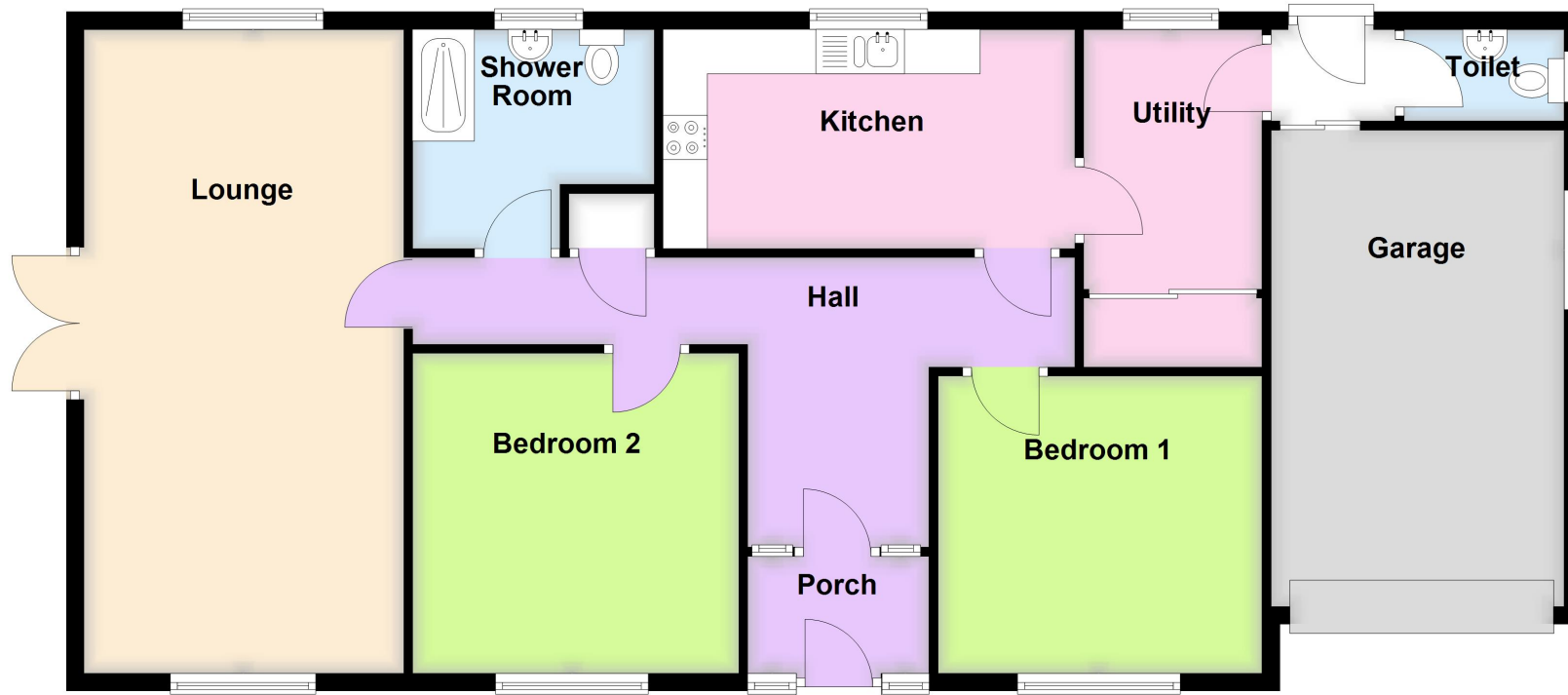


**SHARMAN BURGESS**



## Ground Floor

Approx. 118.8 sq. metres (1278.5 sq. feet)



Total area: approx. 118.8 sq. metres (1278.5 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	