



£289,950

87 Linden Way, Boston, Lincolnshire PE21 9DT

SHARMAN BURGESS

**87 Linden Way, Boston, Lincolnshire
PE21 9DT
£289,950 Freehold**

Situated on a large corner plot in one of Boston's most sought after areas, enjoying views over Linden Way green and within close proximity to the Pilgrim Hospital and Boston High School, is this sizeable detached bungalow with driveway, garage and carport to the rear. Accommodation comprises an entrance hall, lounge, dining room, kitchen, 2/3 bedrooms, with bedroom 3 currently used as an additional reception room, conservatory and shower room. Further benefits include gardens to the front, side and rear, uPVC double glazing and gas central heating.

ACCOMMODATION

L-SHAPED ENTRANCE HALL

Having partially obscure glazed front entrance door, two radiators, coved cornice, two ceiling light points, wall mounted digital central heating timer, access to loft space. Built-in cloak cupboard with hanging rails, wall mounted coat hooks, electric fuse box and gas and electric meters within.

LOUNGE

22' 11" x 12' 8" (6.99m x 3.86m)

Having feature bow window to front elevation, two additional windows to side elevation, sliding patio doors leading to the rear garden, two radiators, coved cornice, two ceiling light points, TV aerial point, fireplace with fitted inset and hearth and display surround with space for electric fire.



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DINING ROOM

10' 0" x 8' 9" (3.05m x 2.67m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, archway through to:-

KITCHEN

10' 11" x 9' 10" (3.33m x 3.00m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink with double drainer and mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated fridge freezer, integrated dishwasher, plumbing for automatic washing machine, integrated double oven and grill, four ring electric hob with fume extractor above, window to rear elevation, obscure glazed rear entrance door, radiator, two ceiling light points, concealed Worcester gas central heating boiler.

SITTING ROOM

9' 11" (maximum into entrance area) x 10' 9" (3.02m x 3.28m)

Formerly Bedroom Three. Having radiator, coved cornice, ceiling light point, French doors leading to the Conservatory, door to:-

CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, coved cornice, ceiling light point and extractor fan. This room would provide en-suite facilities should prospective purchasers wish to use the Sitting Room as a bedroom.

CONSERVATORY

16' 6" (maximum) x 11' 1" (5.03m x 3.38m)

Of uPVC double glazed construction with polycarbonate roof. Having French doors leading out to the garden, wall mounted lighting, power points.



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Est 1996

BEDROOM ONE

12'0" (maximum) x 11'10" (maximum including built-in wardrobes) (3.66m x 3.61m)
Having window to front elevation, radiator, ceiling light point, built-in wardrobes to the majority of one wall with sliding doors, hanging rail and shelving within. Further built-in storage with double doors and shelving within and overhead storage lockers.

BEDROOM TWO

12'0" (maximum into entrance area) x 10'8" (3.66m x 3.25m)
Having window to front elevation, radiator, coved cornice, ceiling light point.

SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, shower cubicle with wall mounted mains fed shower within and fitted shower screen, non-slip flooring, radiator, ceiling light point, extractor fan, obscure glazed window to side elevation, fully tiled walls, linen cupboard with slatted lined shelving within.

EXTERIOR

The bungalow sits on a large corner plot with paved access leading to the front entrance door. Both the front and side gardens are laid predominantly to lawn, with a selection of established shrubs set within. The driveway is situated to the rear of the property and is accessed via a dropped kerb, giving access to the: -

COVERED CARPORT

Served by lighting and giving vehicular access to the garage. Gated access also leads through to the rear garden.

SINGLE GARAGE

Of brick construction with fibreglass roof. Having up and over door, served by power and lighting, personnel door leading to the carport.

REAR GARDEN

Having been designed with low maintenance in mind, comprising a paved patio seating area with pergola, large sections of gravel and flower and shrub borders. The garden houses two sheds which are to be included in the sale. The garden is fully enclosed by a mixture of wall and fencing and is served by an outside tap.

SERVICES

Mains gas, electricity, water and drainage are connected.

AGENTS NOTE

Prospective purchasers should be aware that a payment of approximately £70 is payable every 6 months for the maintenance and upkeep of the privately owned green to the front of the bungalow.

REFERENCE

09022026/29942167/PEC



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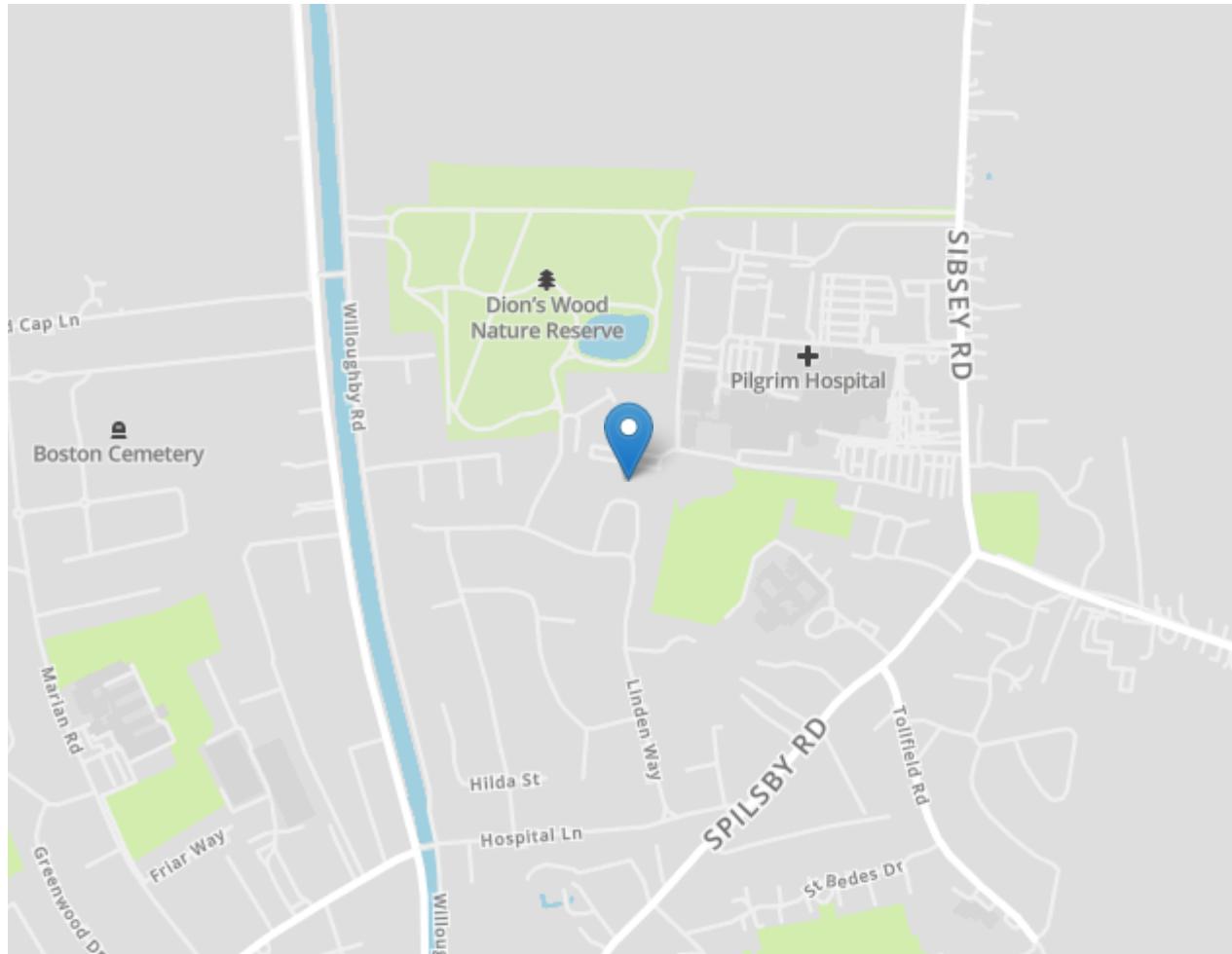
AGENT'S NOTES

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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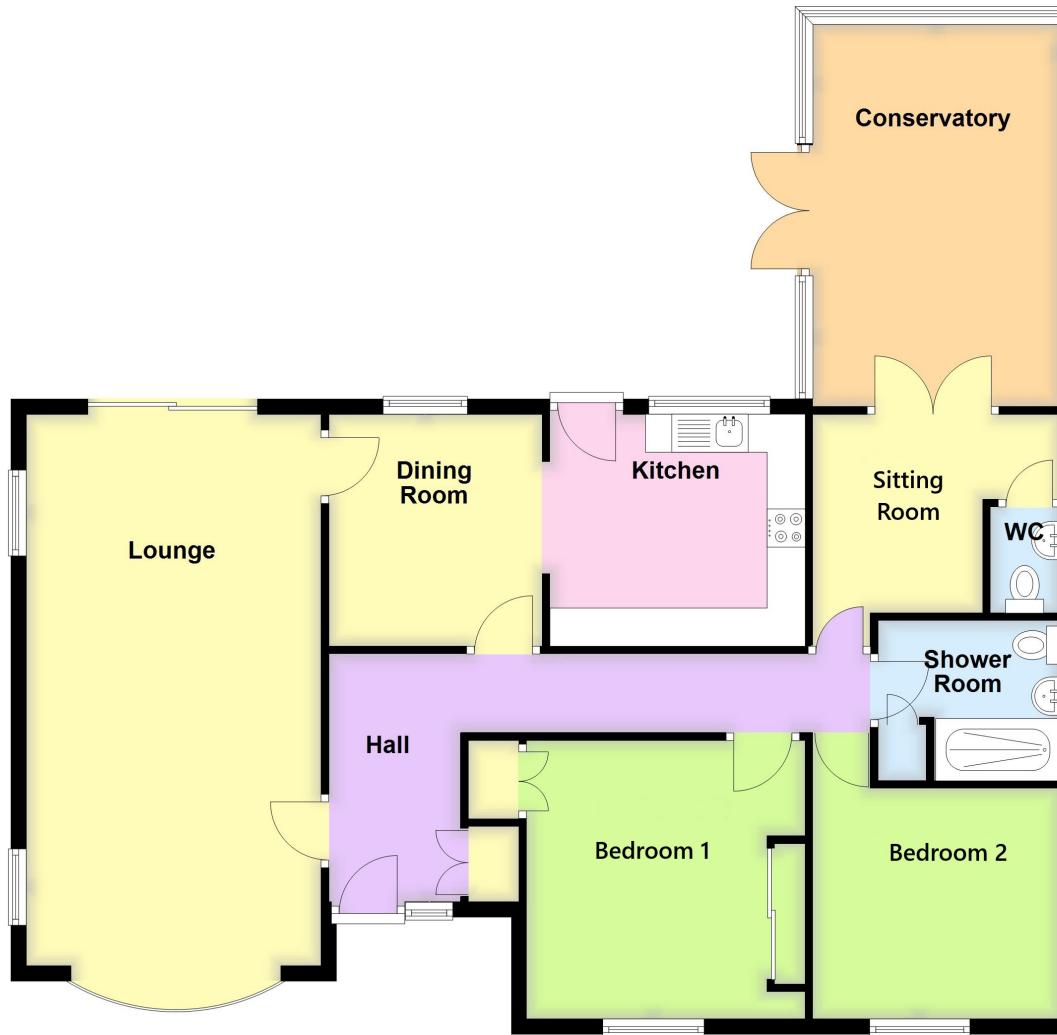
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 117.4 sq. metres (1263.5 sq. feet)



Total area: approx. 117.4 sq. metres (1263.5 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(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		