



**£250,000**

Rosebank, Marsh Lane, Boston, Lincolnshire PE21 7SJ

**SHARMAN BURGESS**

**Rosebank, Marsh Lane, Boston, Lincolnshire  
PE21 7SJ**

**£250,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, ceiling recessed lighting, wall mounted electric night storage radiator,

**OPEN PLAN LOUNGE DINER**

20' 2" (maximum including chimney breast) x 15' 5" (maximum into recess on both sides) (6.15m x 4.70m)

Having dual aspect triple glazed windows, electric night storage radiator, TV aerial point, large feature fireplace with exposed brickwork and quarry tiled hearth with multi-fuel burner within. Obscure glazed door leading through to the breakfast room.

An extremely deceptively spacious detached bungalow offering well presented accommodation throughout comprising an entrance hall, lounge diner with large fireplace with multi-fuel stove, breakfast room, modern kitchen and an approximate 21ft x 12ft conservatory/garden room. There are three bedrooms, with bedroom one being a particularly good size and also a large family shower room. Further benefits include a driveway providing parking, good sized enclosed gardens to the rear and uPVC windows.



**SHARMAN BURGESS**



### **BREAKFAST ROOM**

10' 3" x 8' 4" (3.12m x 2.54m)

With window to side aspect, ceiling mounted lighting, coved cornice, electric night storage radiator and a built-in storage cupboard housing the water cylinder within.

### **KITCHEN**

12' 6" x 7' 10" (3.81m x 2.39m) (both maximum measurements)

With roll edge work surfaces with matching upstands, range of base level storage units, drawer units and matching eye level wall units, integrated four ring electric hob and stainless steel splashback with illuminated fume extractor above, plumbing for automatic washing machine, plumbing for dishwasher, integrated sink with mixer tap, window to rear aspect, space for fridge freezer, a ceiling light point.

### **CONSERVATORY/GARDEN ROOM**

21' 3" x 12' 7" (6.48m x 3.84m)

This large room benefits from French doors leading out to the garden and additional French doors leading to a side decked area. With two further windows, wood effect laminate flooring, polycarbonate roof, TV aerial point, served by power.

### **BEDROOM ONE**

17' 3" x 12' 1" (5.26m x 3.68m) (both maximum measurements)

With triple glazed window to front elevation, electric night storage radiator, ceiling light point, 'Jack & Jill' door through to the large family shower room.



**SHARMAN  
BURGESS** Est 1996

### LARGE FAMILY SHOWER ROOM

15' 9" x 7' 9" (4.80m x 2.36m)

Also with door from entrance hall. Being far bigger and more spacious than many shower rooms, this room benefits from an ample showering area with fitted screen and wall mounted shower head, tiled flooring and tiling to walls. The floor level steps down to the remainder which has tiled floor, wash hand basin with mixer tap and vanity unit, WC with concealed cistern, triple glazed window to front elevation, obscure glazed window to rear elevation, access to roof space, heated towel rail, ceiling recessed lighting, extractor fan.

### BEDROOM TWO

10' 7" x 10' 3" (3.23m x 3.12m) (both maximum measurements)

With window to rear aspect, electric night storage radiator, ceiling light point.

### BEDROOM THREE

9' 9" x 8' 0" (2.97m x 2.44m) (both maximum measurements)

With electric night storage radiator, ceiling light point, window to rear aspect, access to roof space.

### EXTERIOR

To the front, the property is approached over a driveway which provides off road parking, with low level wall to the front boundary and granite gravelled chippings. With concrete pathway leading to the front entrance door. The rear garden initially has a raised decked seating area, leading to the remainder which is predominantly laid to lawn. There is a further paved patio seating area and the garden is fully enclosed by fencing. There is a timber shed situated on a concrete base which is to be included within the sale.

### SERVICES

Mains water, electricity and drainage are connected.

### REFERENCE

10032025/28812492/HAR



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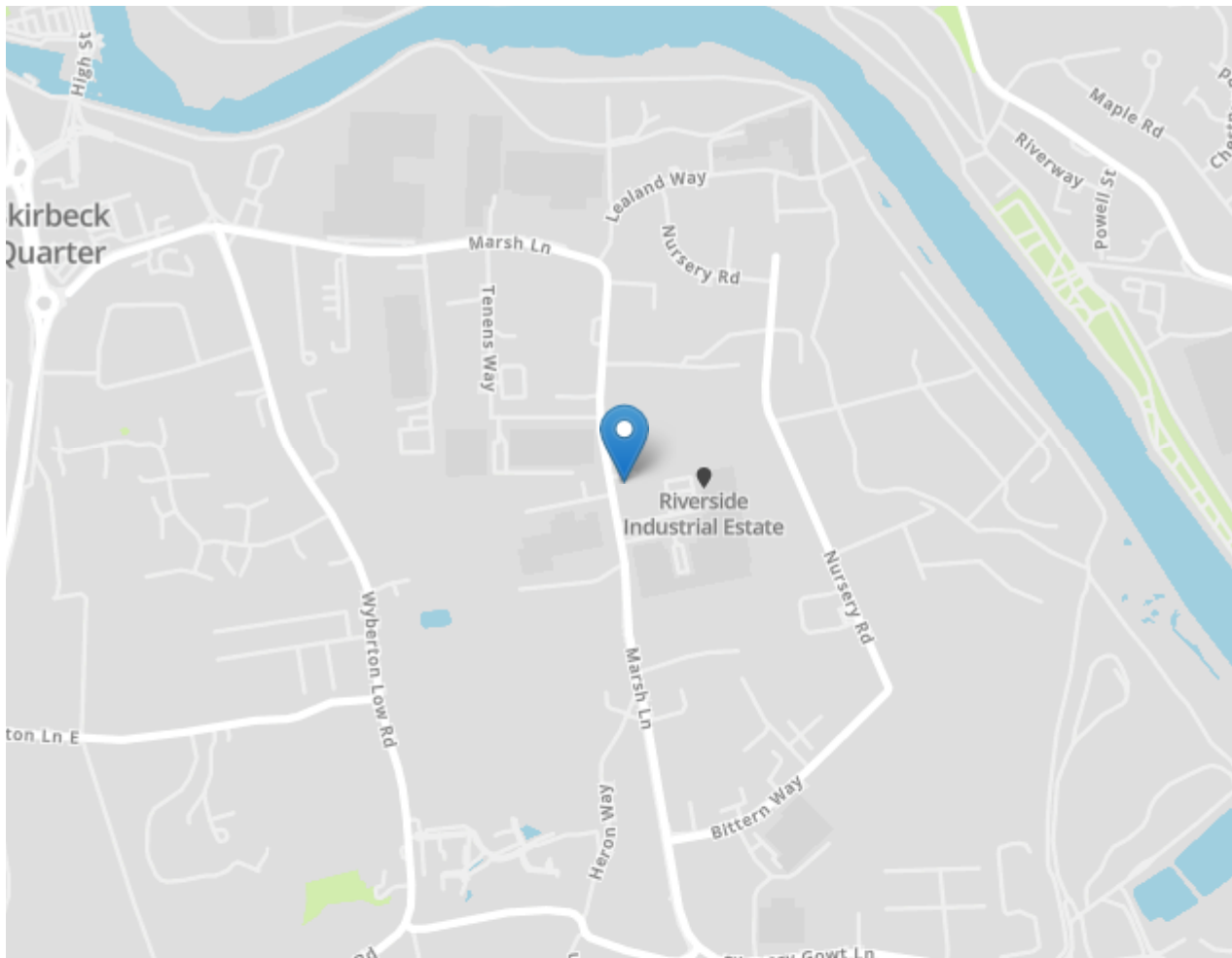
## AGENT'S NOTES

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.

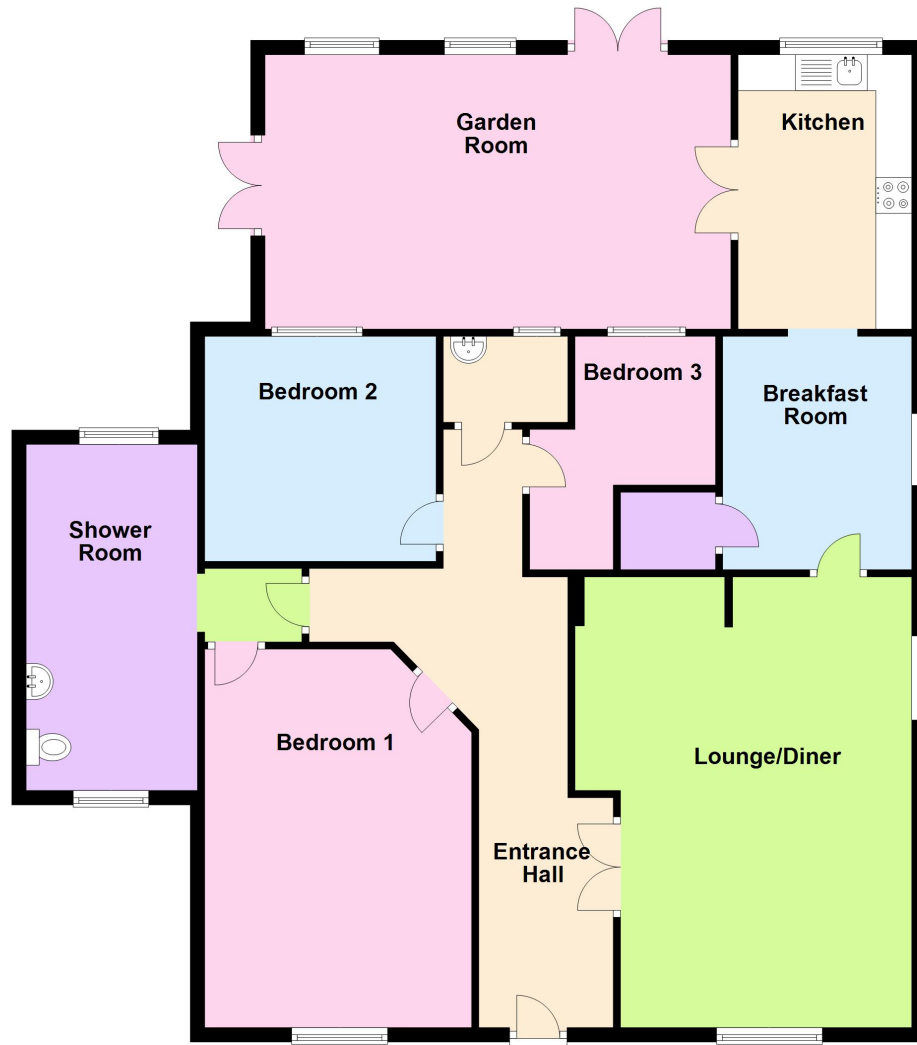
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 142.2 sq. metres (1530.7 sq. feet)



Total area: approx. 142.2 sq. metres (1530.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	