



£249,950

Woodlands, Asperton Road, Wigtoft, Boston, Lincolnshire PE20 2PJ

SHARMAN BURGESS

**Woodlands, Asperton Road, Wigtoft, Boston,
Lincolnshire PE20 2PJ
£249,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having obscure glazed front entrance door, ceiling light point, door through to: -

LOUNGE

16' 3" x 13' 9" (4.95m x 4.19m) (both maximum measurements)
With window to front aspect, three radiators, ceiling light point, wall light points.

A detached bungalow situated on a large plot benefitting from a larger than average driveway providing ample off road parking and generous gardens to the rear. The accommodation comprises an entrance lobby, lounge, kitchen diner, three independent bedrooms and a shower room. The property has the advantage of an integral single garage, LPG central heating and is offered for sale with NO ONWARD CHAIN.



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INNER HALLWAY

With cloak cupboard with shelving within, cupboard with wall mounted coat hooks within, linen cupboard with shelving within, access to roof space, ceiling mounted lighting, radiator, wall mounted central heating thermostat.

KITCHEN DINER

16' 0" x 9' 9" (4.88m x 2.97m) (both maximum measurements)
Having counter tops with stainless steel sink with double drainer, base level storage units and wall units, plumbing for automatic washing machine, space for electric cooker, window to rear aspect, two ceiling mounted strip lights, additional wall mounted lighting, radiator, pantry, obscure glazed door to side aspect, window to rear aspect.

BEDROOM ONE

12' 7" x 9' 3" (3.84m x 2.82m) (both maximum measurements)
With window to rear aspect, radiator, ceiling light point.

BEDROOM TWO

13' 8" x 7' 7" (4.17m x 2.31m) (both maximum measurements)
With window to front aspect, ceiling light point, radiator.

BEDROOM THREE

10' 10" x 9' 9" (3.30m x 2.97m) (both maximum measurements)
With window to rear aspect, radiator, ceiling light point.

SHOWER ROOM

Having a three piece suite comprising a WC, pedestal wash hand basin, shower cubicle with wall mounted mains fed shower, tiled floor, extended tiled splashbacks, heated towel rail, obscure glazed window, ceiling light point.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property has a dropped kerb leading to a large granite gravelled driveway which provides ample off road parking, hardstanding and vehicular access to the garage. The driveway also houses the LPG tank.

GARAGE

18' 0" x 8' 6" (5.49m x 2.59m) (both maximum measurements)

With up and over door, served by power and lighting, window to side aspect, wall mounted LPG heating boiler.

REAR GARDEN

The property benefits from a larger than average rear garden, with an approximate south easterly facing aspect, which is predominantly laid to lawn, with views over open farmland to the rear.

SERVICES

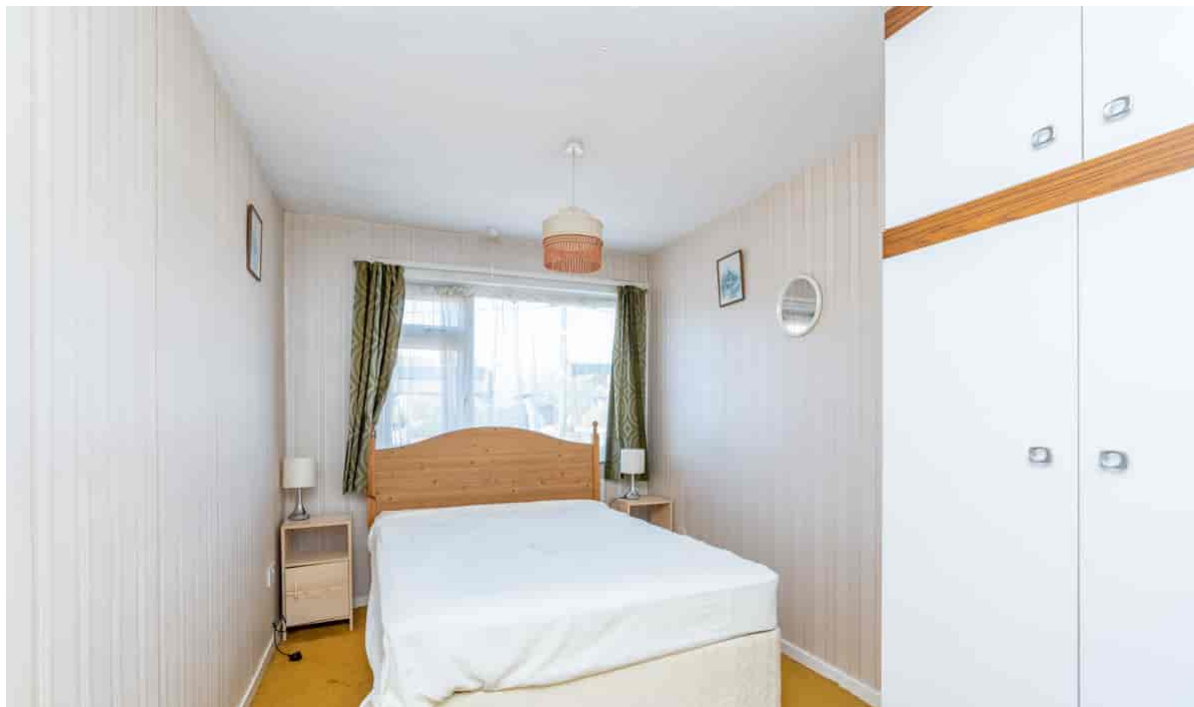
Mains drainage, water and electricity are connected to the property. The property is served by LPG central heating.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

REFERENCE

26124109/05042023/BRU



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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.

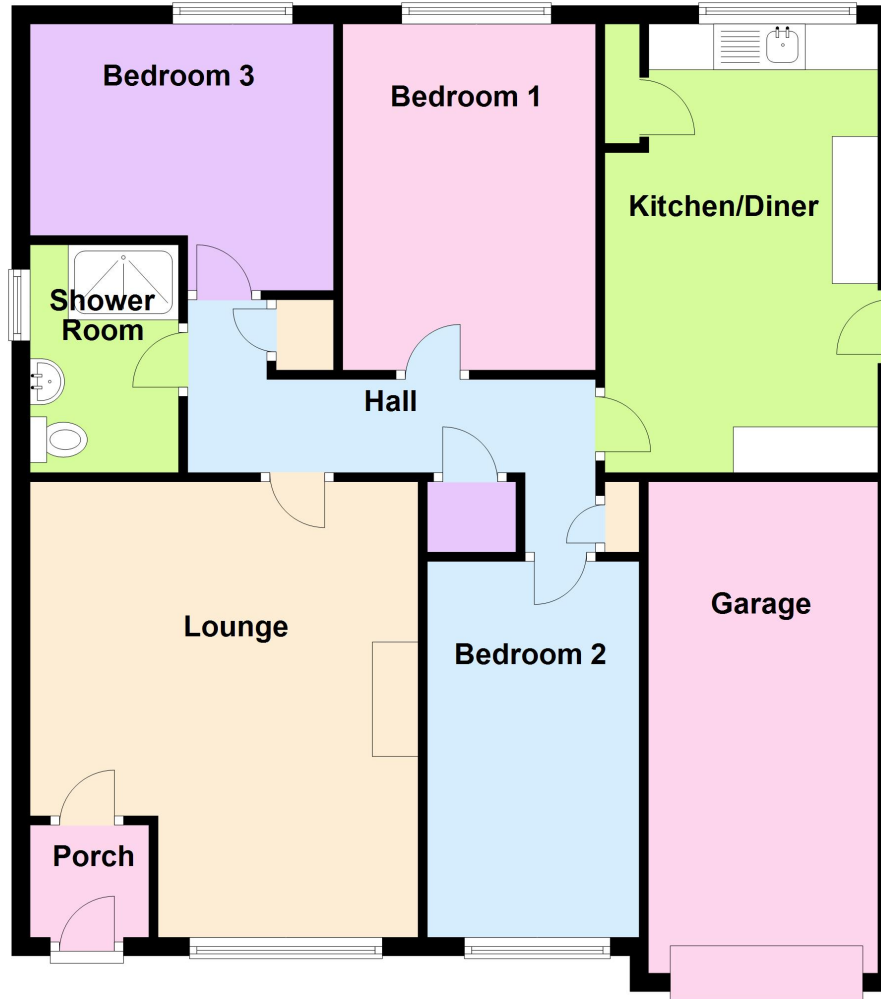
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 93.5 sq. metres (1005.9 sq. feet)



Total area: approx. 93.5 sq. metres (1005.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	