



**£149,950**

7 Bull Pasture, Freiston, Boston, Lincolnshire PE22 0LH

**SHARMAN BURGESS**

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Lincolnshire PE22 0LH  
£149,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

5' 11" x 4' 10" (1.80m x 1.47m)

Having partially obscure glazed front entrance door, further door through to: -

**LOUNGE**

17' 9" (maximum) x 11' 9" (maximum) (5.41m x 3.58m)

Having window to front elevation, two ceiling light points, radiator.

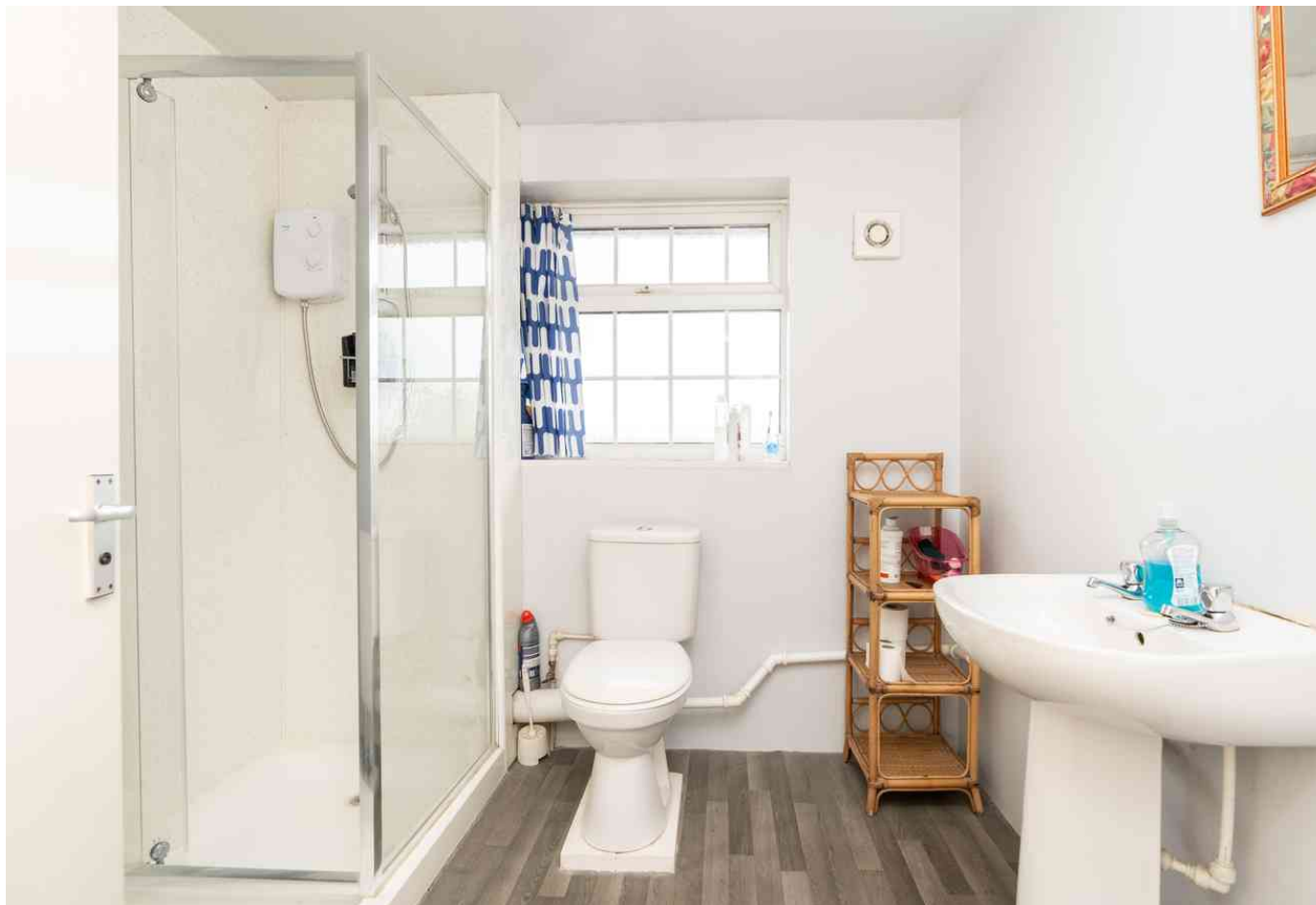
**INNER HALLWAY**

Having staircase rising to first floor, ceiling light point.

An end of terrace property situated in the popular village of Freiston, being offered for sale with NO ONWARD CHAIN. Accommodation comprising an entrance porch, lounge, kitchen diner, ground floor cloakroom, three bedrooms to the first floor and family bathroom. Further benefits include gas central heating, uPVC double glazing and enclosed garden to the rear.



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### KITCHEN DINER

11' 0" x 14' 1" (3.35m x 4.29m)

Having roll edge work surfaces with tiled splashbacks, inset sink and drainer, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for cooker, space for fridge or freezer, window to rear elevation, ceiling light point, radiator.

### GROUND FLOOR CLOAKROOM

Having WC, wash hand basin, ceiling light point.

### FIRST FLOOR LANDING

Having stairs rising from inner hallway.

### BEDROOM ONE

11' 11" x 10' 9" (3.63m x 3.28m)

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

### BEDROOM TWO

11' 8" (maximum) x 11' 3" (maximum) (3.56m x 3.43m)

Having window to rear elevation, radiator, ceiling light point.

### BEDROOM THREE

8' 8" x 6' 8" (maximum) (2.64m x 2.03m)

Having window to rear elevation, radiator, ceiling light point.

### BATHROOM

Being fitted with a three piece suite with panelled bath, pedestal wash hand basin, WC, obscure glazed window, ceiling light point, radiator.



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### EXTERIOR

To the front, the property benefits from a small low maintenance front garden.

To the rear, the property benefits from an enclosed garden which is served by outside lighting and houses a timber storage shed.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

26042025/28931059/SAN



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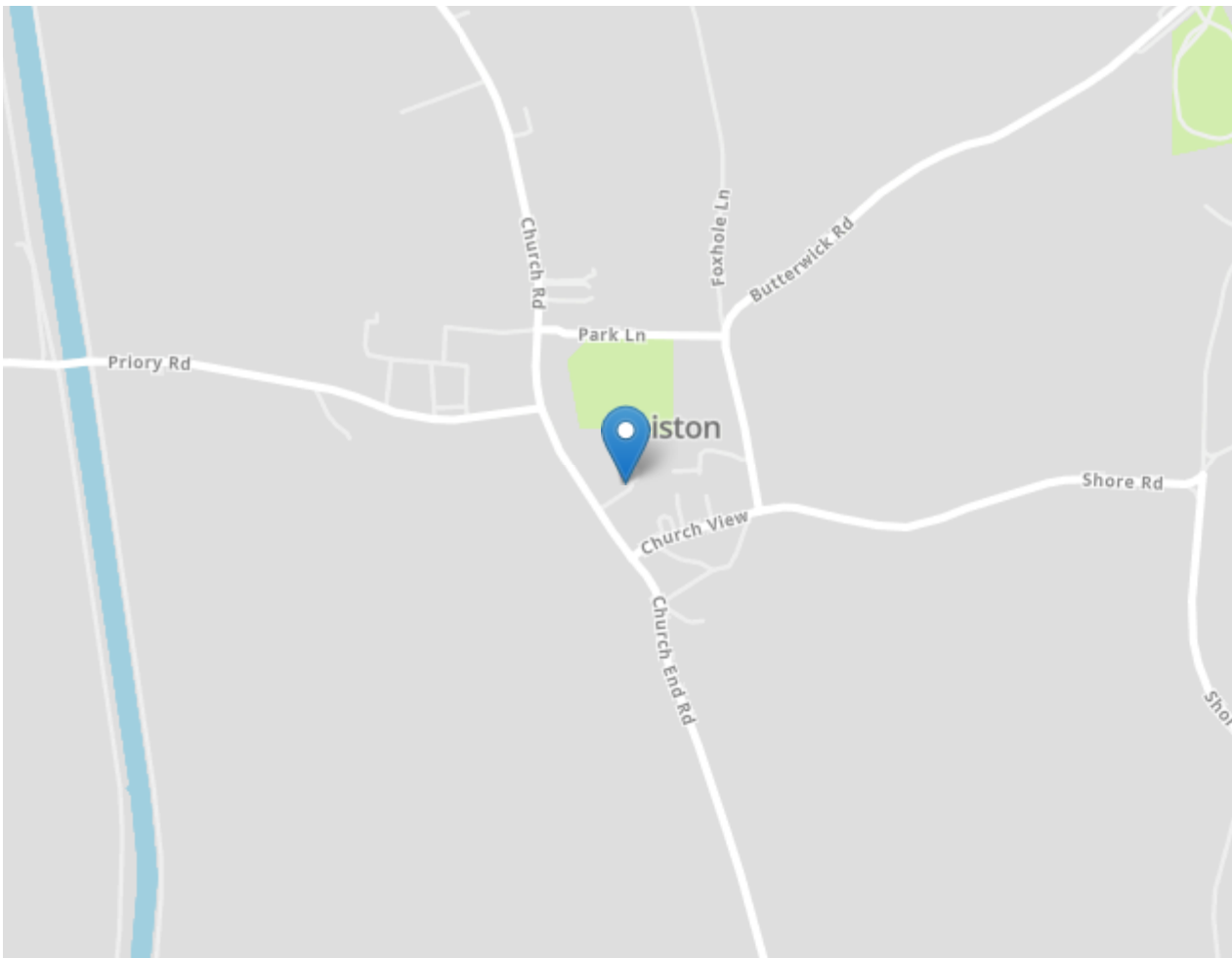
## AGENT'S NOTES

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.

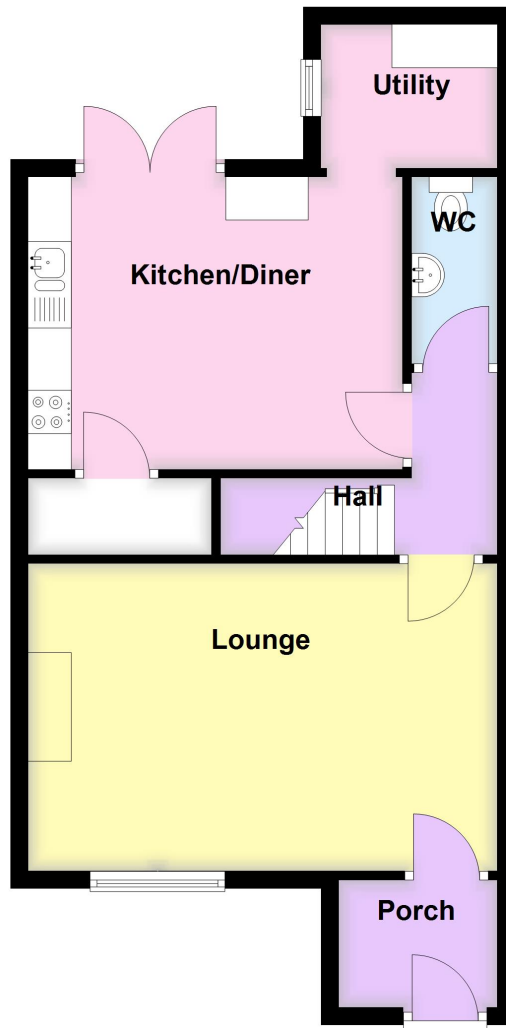
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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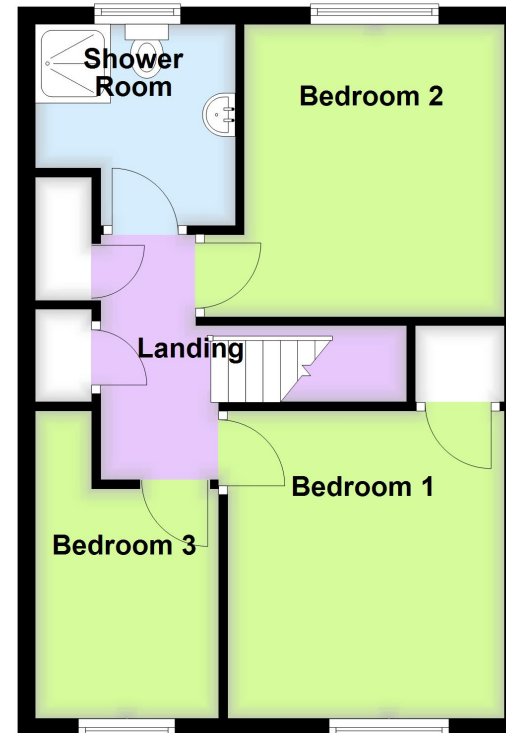
## Ground Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 93.6 sq. metres (1007.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	84

EU Directive 2002/91/EC