



**£195,000**

Rosewood, Horbling Lane, Stickney, Boston, Lincolnshire PE22 8DG

**SHARMAN BURGESS**



**Rosewood, Horbling Lane, Stickney, Boston,  
Lincolnshire PE22 8DG**  
**£195,000 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, electric night storage radiator, coved cornice, ceiling light point, access to loft space, airing cupboard housing the hot water cylinder.

##### LOUNGE

18' 1" x 12' 5" (5.51m x 3.78m)

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

A detached bungalow situated within the popular village of Stickney, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner, three bedrooms and a shower room. Further benefits include a driveway, single garage and approximate south facing garden to the rear.



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### KITCHEN DINER

17' 10" x 10' 6" (5.44m x 3.20m)

Having roll edge work surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for electric cooker, two windows to rear elevation, obscure glazed entrance door, electric night storage radiator, coved cornice, ceiling mounted strip light.

### BEDROOM ONE

10' 10" (maximum) x 15' 10" (maximum) (3.30m x 4.83m)

Having window to rear elevation, electric night storage radiator, coved cornice, ceiling light point.

### BEDROOM TWO

10' 1" (maximum) x 12' 0" (maximum) (3.07m x 3.66m)

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

### BEDROOM THREE

8' 2" x 8' 7" (2.49m x 2.62m)

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

### SHOWER ROOM

Comprising shower cubicle with wall mounted electric shower within and fitted shower screen, pedestal wash hand basin, WC, obscure glazed window to rear elevation, coved cornice, ceiling light point, extractor fan, electric heated towel rail.



**SHARMAN  
BURGESS** Est 1996



### EXTERIOR

To the front, gated access leads to the driveway which provides off road parking as well as vehicular access to the garage. There is a lawned area and low level fencing to the front boundary and the front of the property is served by outside lighting.

### SINGLE GARAGE

Having up and over door, served by power and lighting.

### REAR GARDEN

The property benefits from an approximate south facing garden which is predominantly laid to lawn, with flower and shrub borders and a sunken pond. The garden is enclosed by fencing and served by an outside light.

### SERVICES

Mains water, electricity and drainage are connected.

### REFERENCE

15042025/28981361/DEV





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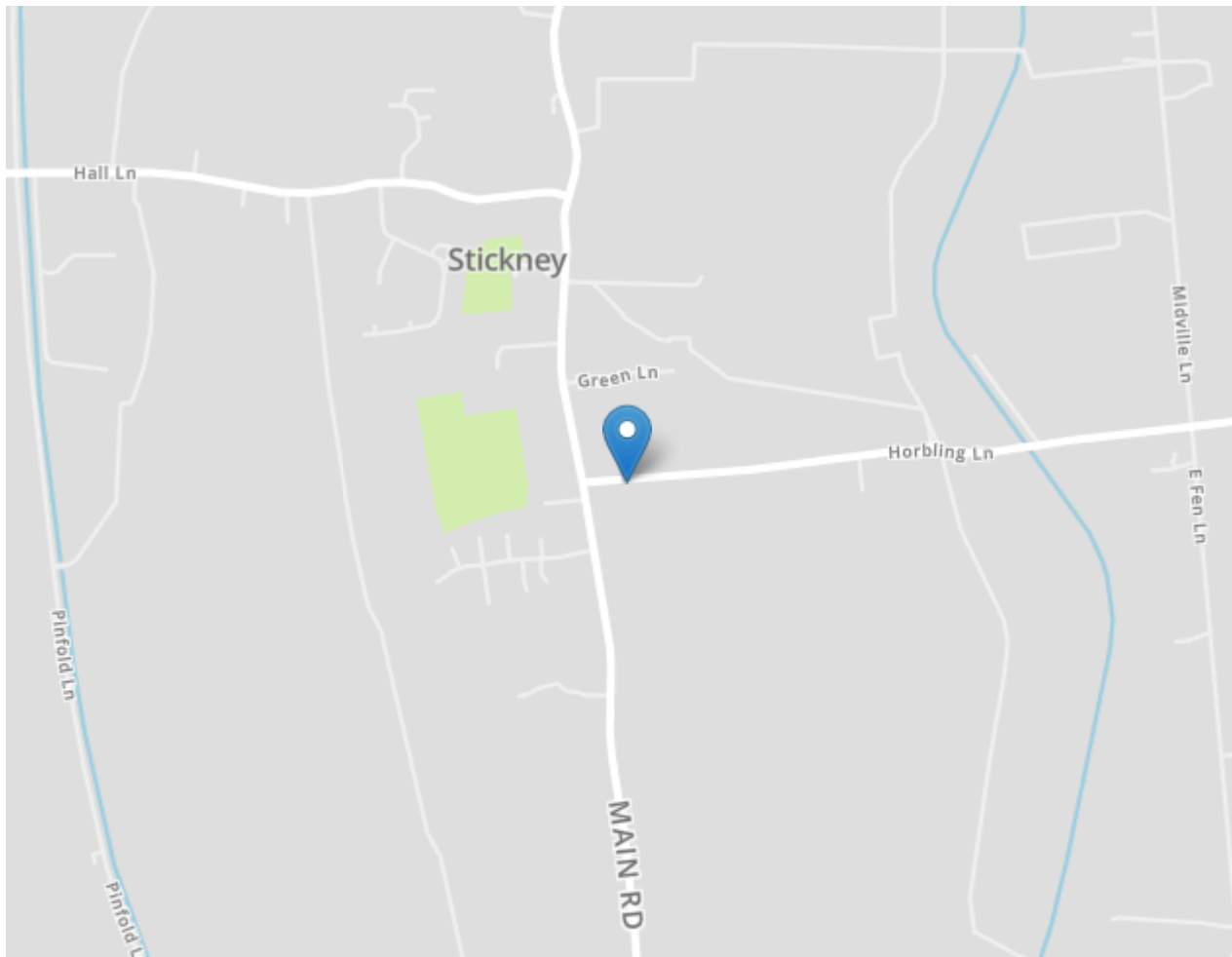
## AGENT'S NOTES

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.

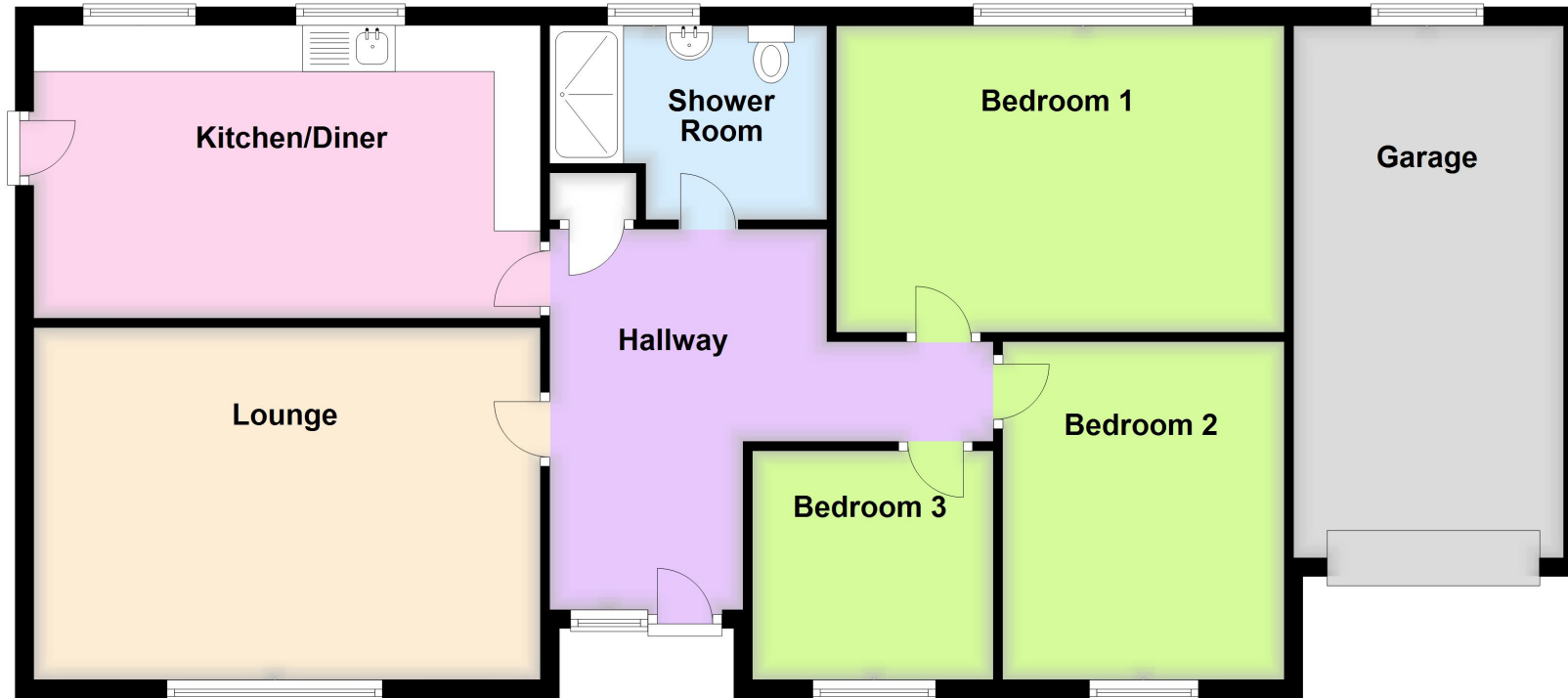


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## Ground Floor

Approx. 111.6 sq. metres (1201.4 sq. feet)



Total area: approx. 111.6 sq. metres (1201.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	