



**£129,950**

5 Bowman Close, Boston, Lincolnshire PE21 8PW

**SHARMAN BURGESS**

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**PE21 8PW**  
**£129,950 Freehold**

An end of terrace property situated in a cul-de-sac location with accommodation comprising side entrance lobby, lounge, conservatory, breakfast kitchen, two bedrooms to the first floor and a modern three piece family bathroom. Further benefits include uPVC double glazing, driveway providing off road parking and an enclosed garden to the rear.

**ACCOMMODATION**

**ENTRANCE LOBBY**

Having partially obscure glazed side entrance door, coved cornice, ceiling light point.



**SHARMAN BURGESS**



### **BREAKFAST KITCHEN**

11' 8" (maximum) x 11' 5" (maximum) (3.56m x 3.48m)  
Having counter tops, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, integrated oven grill, four ring electric hob with fume extractor above, plumbing for washing machine, plumbing for dishwasher, return work surface providing breakfast bar, space for standard height fridge and standard height freezer, window to front aspect, coved cornice, ceiling light point, electric night storage radiator.

### **LOUNGE**

13' 9" (maximum including staircase) x 11' 9" (maximum) (4.19m x 3.58m)

Having coved cornice, ceiling light point, electric night storage radiator, TV aerial point, electric fireplace with fitted inset and hearth and display surround. Sliding patio doors through to: -

### **CONSERVATORY**

8' 9" x 5' 6" (2.67m x 1.68m)

Of uPVC double glazed construction with polycarbonate roof. Having tiled floor, French doors leading to the rear garden.

### **FIRST FLOOR LANDING**

Having access to loft space, electric night storage radiator.

### **BEDROOM ONE**

11' 9" (maximum) x 10' 5" (maximum) (3.58m x 3.17m)

Having two windows to rear aspect, electric night storage radiator, coved cornice, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

## BEDROOM TWO

11' 6" (maximum) x 8' 9" (maximum) (3.51m x 2.67m)

Having window to front aspect, electric night storage radiator, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

## BATHROOM

Being fitted with a modern three piece suite comprising push button WC, panelled bath with mixer tap and wall mounted electric shower above and fitted shower screen, wash hand basin with mixer tap and storage beneath, heated towel rail, coved cornice, ceiling light point, obscure glazed window to side aspect.

## EXTERIOR

To the front, the property is approached over a dropped kerb leading to the gravelled driveway, which extends to the left hand side of the property and provides off road parking. The property benefits from a lawned front garden.

To the rear, the garden comprises a raised decked seating area providing outside entertaining space and a central lawned section with mature flower and shrub borders. The garden is fully enclosed by a mixture of fencing and hedging and also houses a metal storage shed (to be included within the sale).

## AGENTS NOTE

A quarterly service charge of £48 is payable to Dexter & Sharpe Accountants for the maintenance of unadopted roads, walkways and communal areas.

## SERVICES

Mains electricity, water and drainage are connected to the property.

## REFERENCE

03092024/28142726/HOB



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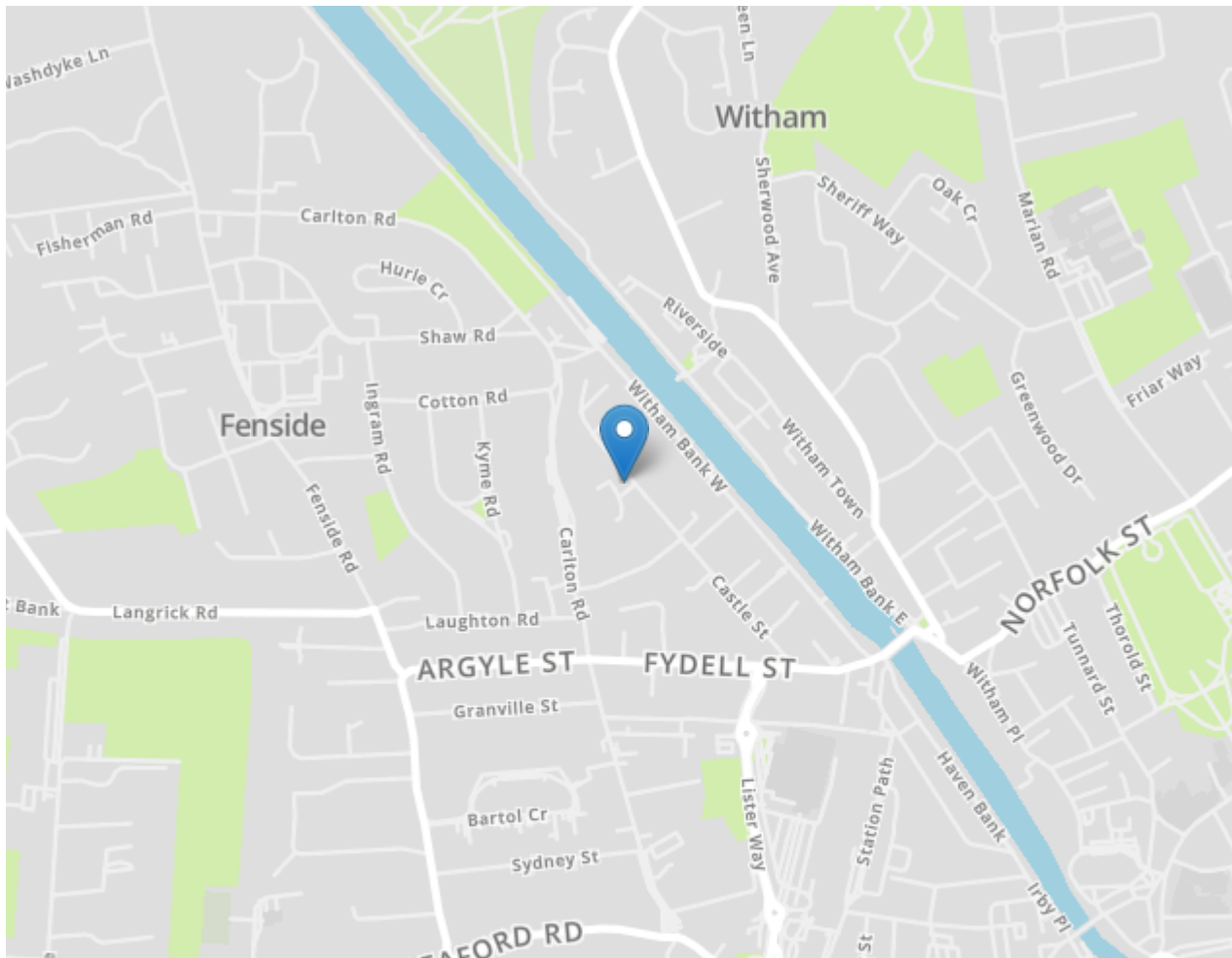
## AGENT'S NOTES

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.

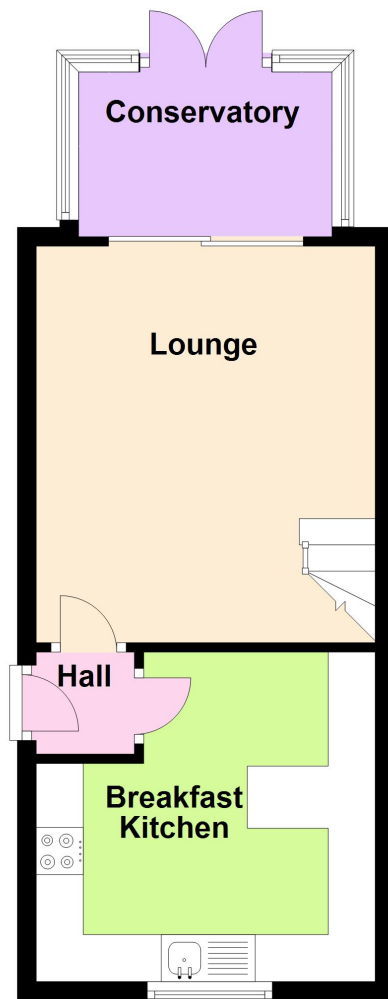
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

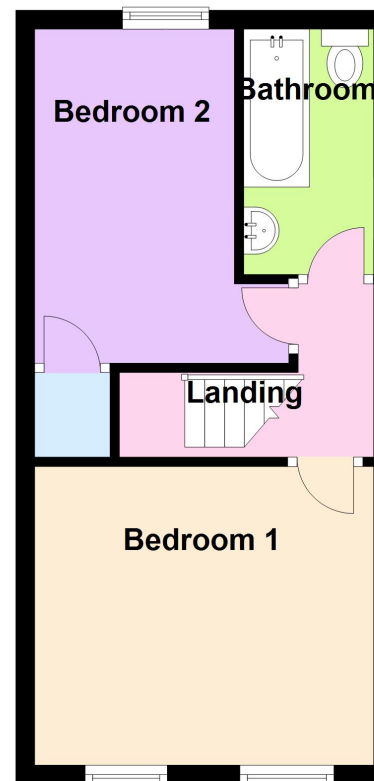
### Ground Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



### First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



Total area: approx. 61.4 sq. metres (661.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(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