



**£399,950**

50 Garfits Lane, Boston, Lincolnshire PE21 7EX

**SHARMAN BURGESS**

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7EX  
£399,950 Freehold**

**ENTRANCE LOBBY**

The property has a partially obscure glazed front entrance door with coloured glass and leaded light detailing, matching windows to either side, tiled floor, radiator, coved cornice and ceiling recessed lighting. Glazed double doors leading to:-

**HALLWAY**

Having two radiators, coved cornice, ceiling recessed lighting, door bell chime and a wall mounted thermostat for the central heating. Built in boiler cupboard housing the Worcester central heating boiler and light point within.

Situated towards the bottom of Garfits Lane and approached over a large driveway with electric wrought iron gates, this large detached bungalow offers extremely versatile living accommodation comprising entrance lobby, entrance hall, living kitchen/diner with integrated appliances, utility room, substantial lounge, three double bedrooms, bedroom one being of particular interest having an office, gym/dressing room and modern en-shower facilities. Further benefits include a four piece family bathroom and an additional shower room. As well as the driveway you will find a good sized rear garden predominantly laid to lawn and a detached garage/workshop which is of brick and tiled construction with an electric door and a two piece cloakroom within. No chain.



**SHARMAN BURGESS**

### LOUNGE

25' 2" x 15' 5" (7.67m x 4.70m) (maximum measurements)

Having dual aspect windows and French doors leading out to the garden, television aerial point with wiring for Sky television, coved cornice, ceiling light point, additional wall light points and an electric fireplace with fitted hearth, inset and display surround.

### KITCHEN DINER

16' 3" x 15' 5" (4.95m x 4.70m)

Being extensively refitted comprising work surfaces with matching upstands, inset sink and drainer with mixer tap and a wide range of base level storage units and drawer units. A Rangemaster range is to be included within the sale with double oven, grill, five ring gas hob and illuminated Rangemaster extractor above. Integrated appliances including fridge, freezer, dishwasher and a wine cooler to be included within the sale. A further range of matching eye level wall units including glazed display cabinets and eye level display shelving. Space for a twin height fridge freezer, tiled floor, radiator, coved cornice, ceiling recessed lighting and dual aspect windows.

### UTILITY ROOM

9' 10" x 7' 5" (3.00m x 2.26m)

Having a counter top with upstand, a range of fitted units providing valuable storage space, plumbing for an automatic washing machine, vent for a tumble dryer, integrated Neff electric oven and grill, tiled floor, radiator, coved cornice, ceiling recessed lighting, obscure glazed door with coloured glass detailing leading to the driveway and a window to the side aspect.



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### HALLWAY

Having a door leading to:-

### BEDROOM ONE SUITE

Office Area (irregular shaped room)

9' 4" x 7' 6" (2.84m x 2.29m) (average measurements)

Having a window, radiator, coved cornice, ceiling light point, space for a desk, large walk in closet/wardrobe area with hanging rails, shelving, access to the roof space and ceiling light point.

### BEDROOM ONE

15' 3" x 11' 10" (4.65m x 3.61m)

Having dual aspect windows, radiator, coved cornice and ceiling light point. Door leading to:-

### DRESSING ROOM/GYM

10' 0" (maximum) x 11' 0" (3.05m x 3.35m)

Having coved cornice, ceiling light point, radiator and French doors leading out to the rear garden.

### EN-SUITE SHOWER ROOM

Having a three piece suite comprising double shower cubicle with a wall mounted mains fed shower, further hand held shower attachment, fitted screen and tiling within, push button wc and a pedestal wash hand basin with mixer tap and tiled splash backs. Tiled floor, heated towel rail, coved cornice, ceiling light point, extractor fan, access to the roof space, shaver point and an obscure glazed window. In the agent's opinion, this particular section of the property, incorporating office, bedroom, gym and shower room, could potentially be used as integrated annex accommodation (subject to planning).



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### **BEDROOM TWO**

12' 2" x 11' 3" (3.71m x 3.43m) (maximum measurements)  
Having a window to the rear aspect, radiator, coved cornice, ceiling recessed lighting and telephone point.

### **BEDROOM THREE**

12' 3" x 10' 3" (3.73m x 3.12m) (maximum measurements)  
Having a window, radiator, coved cornice and ceiling light point.

### **FAMILY BATHROOM**

10' 2" x 6' 3" (3.10m x 1.91m)  
Having a bath with mixer tap and hand held shower attachment, push button wc, pedestal wash hand basin with mixer tap and a corner shower cubicle with wall mounted mains fed shower. Tiled floor, extended tiled splash backs, obscure glazed window, electric shaver point, coved cornice, ceiling recessed lighting and extractor fan.

### **FURTHER SHOWER ROOM**

11' 4" x 6' 0" (3.45m x 1.83m)  
Having a shower cubicle with wall mounted mains fed shower and fitted shower screen, push button wc and a pedestal wash hand basin with mixer tap. Heated towel rail, radiator, tiled floor, extended tiled splash backs, coved cornice, ceiling recessed lighting, extractor fan and an obscure glazed window.



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## EXTERIOR

The property is approached from Garfits Lane onto an initial section of driveway which is laid to gravel and provides off road parking with a mixture of wall and hedging to the boundaries. A large wrought iron electric gate leads to a secondary gravelled parking area which provides secure parking for numerous vehicles and access to:-

## DETACHED GARAGE/WORKSHOP

24' 3" x 11' 3" (7.39m x 3.43m) (maximum measurements)

Being of brick and tiled construction. Having an electric roller door, served with power and lighting, access to roof space providing additional storage, wall mounted electric heater, fitted workbench to one side, consumer unit and double personnel doors leading out to the garden. Having a two piece wc within with push button wc and a pedestal wash hand basin with light point and power.

## GARDENS

The gardens predominantly sit to the rear of the bungalow initially having a paved patio seating area leading to the remainder which is laid to lawn. There are granite gravelled borders and a timber shed with fibre glass roof to be included within the sale. The gardens are enclosed to the majority with a mixture of wall, fencing and hedging. Served by external power, tap and lighting.

## SERVICES

Mains water, electricity, gas and drainage are connected.

## REFERENCE

120122/DEL



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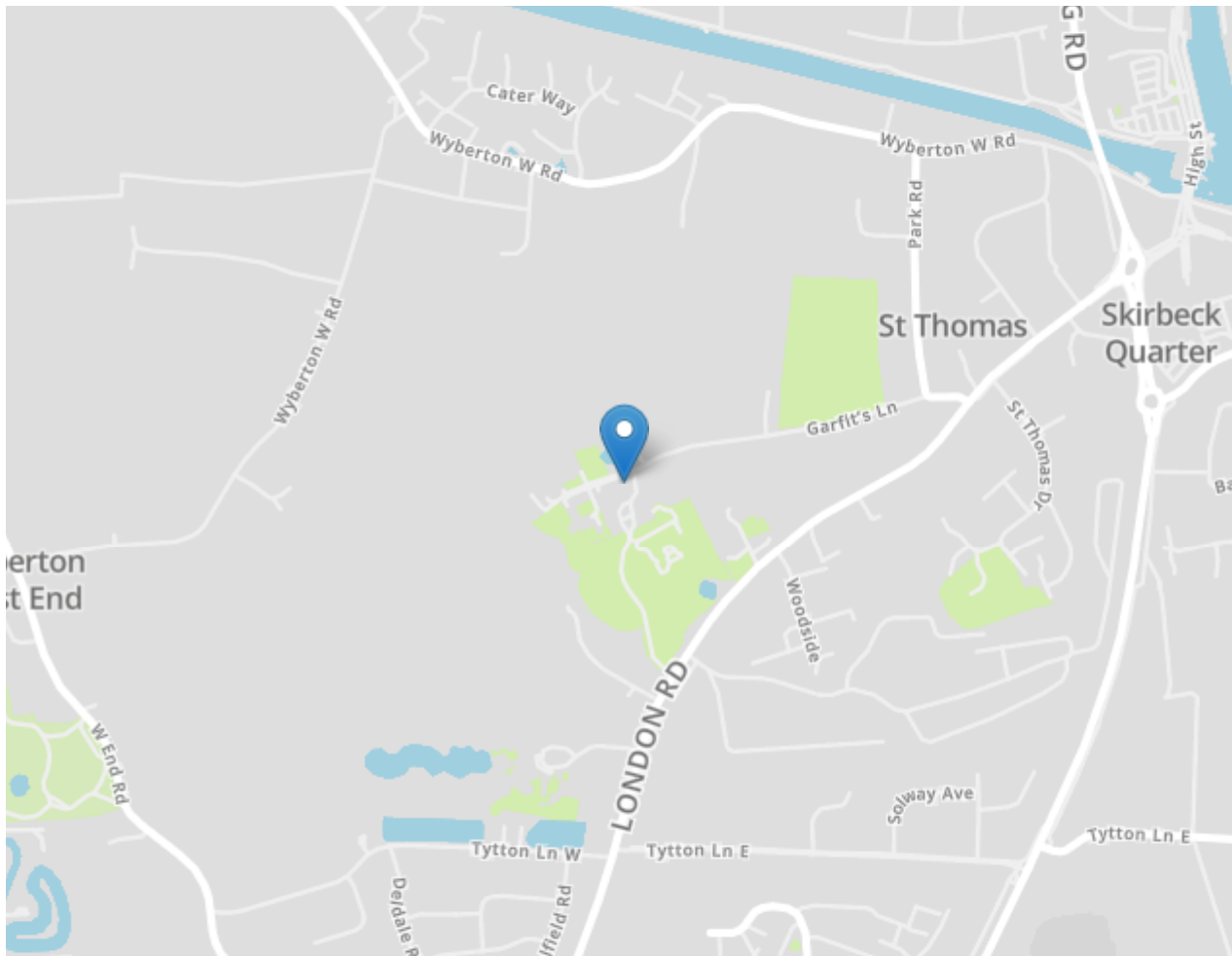
## AGENT'S NOTES

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.

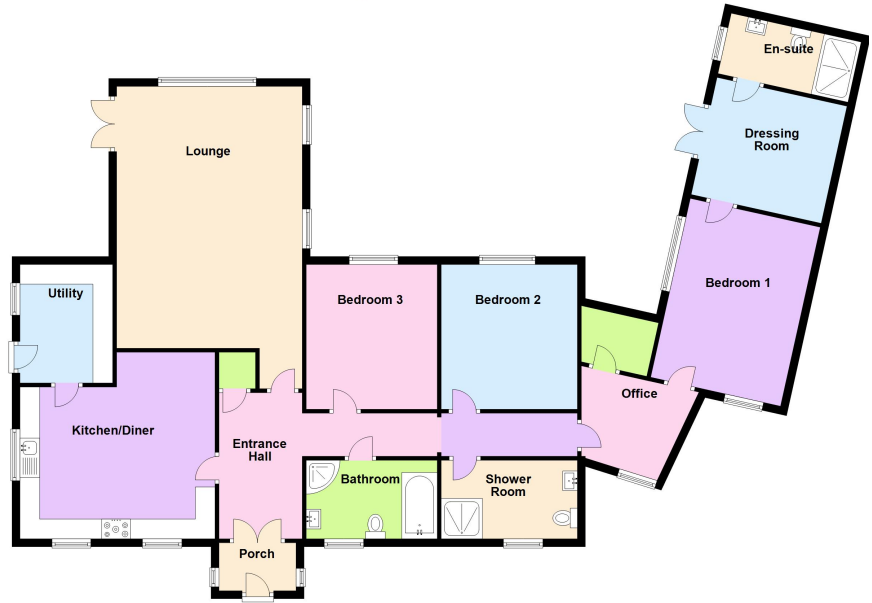
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 163.2 sq. metres (1756.3 sq. feet)



Total area: approx. 163.2 sq. metres (1756.3 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>		
(55-68)	<b>D</b>	67	75
(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	