



**£225,000**

30 Punchbowl Lane, Boston, Lincolnshire PE21 8HU

**SHARMAN BURGESS**

**30 Punchbowl Lane, Boston, Lincolnshire**  
**PE21 8HU**  
**£225,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed side entrance door, access to roof space, radiator, ceiling light point.

**LOUNGE**

14' 5" (maximum measurement taken into bay window) x 10' 5" (maximum measurement) (4.39m x 3.17m)

Having bay window to front aspect, radiator, ceiling light point, TV aerial point.

A detached bungalow with large garden extending to the rear enjoying views over open farmland to the rear. The accommodation comprises an entrance hall, well presented open plan living kitchen, lounge, two bedrooms and a refitted bathroom. Further benefits include gas central heating, uPVC double glazing, large driveway and south westerly facing rear garden.



**SHARMAN BURGESS**



### OPEN PLAN LIVING KITCHEN

19' 9" (maximum measurement to longest point) x 15' 7" (maximum measurement into recess)  
(6.02m x 4.75m)

With counter tops with inset stainless steel sink and drainer unit with mixer tap, wide range of base level storage units, drawer units and matching eye level wall units, integrated fridge and freezer, integrated four ring electric hob with illuminated stainless steel fume extractor, fitted oven and grill, windows to rear aspect, French doors leading to the rear garden, ceiling recessed lighting, radiator, concealed Viessmann gas central heating boiler.

### BEDROOM ONE

10' 10" x 10' 5" (3.30m x 3.17m) (both maximum measurements)  
With window to front aspect, radiator, ceiling light point.

### BEDROOM TWO

9' 8" x 7' 2" (2.95m x 2.18m) (both maximum measurements)  
With window to side aspect, radiator, ceiling light point.

### FAMILY BATHROOM

Having a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, panelled bath with wall mounted mains fed shower over and shower screen, heated towel rail, ceiling light point, obscure glazed window to side aspect, further fitted radiator.



**SHARMAN  
BURGESS** Est 1996

### EXTERIOR

The property is approached over a gravelled driveway which provides ample off road parking and hardstanding with additional turning space to the immediate front of the bungalow. Gated access leads to the remainder of the driveway which continues to the rear and provides further hardstanding. The garden extends to the rear and is predominantly laid to large areas of lawn interspersed with flower and shrub borders and a variety of trees. Within the garden is a timber summerhouse which is to be included within the sale. There is also a large timber storage shed and a greenhouse which are also to be included. The garden is enclosed to the majority with fencing.

### SERVICES

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

### REFERENCE

25792469/08032023/WAT



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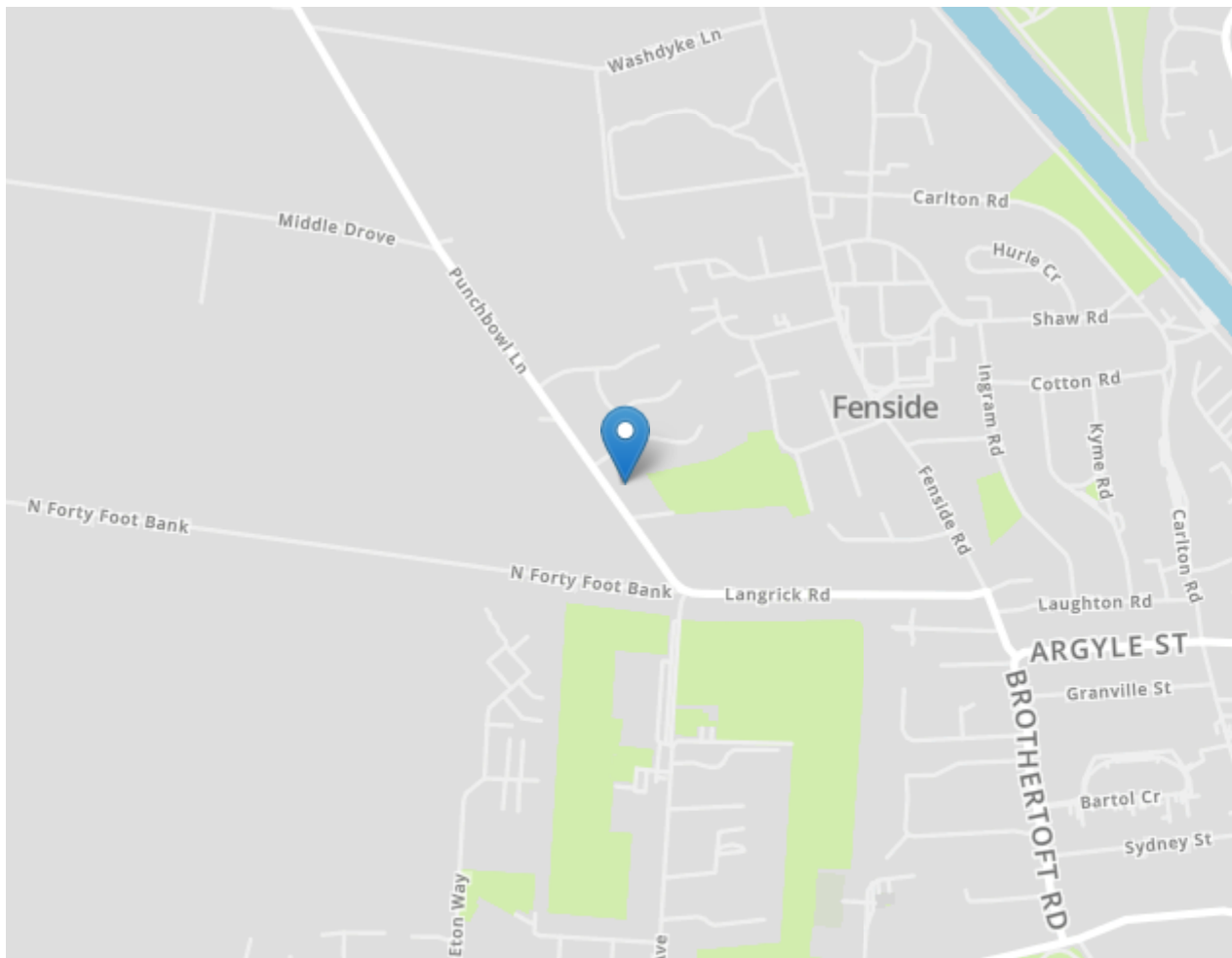
## AGENT'S NOTES

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. 60.8 sq. metres (654.7 sq. feet)



Total area: approx. 60.8 sq. metres (654.7 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>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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	