

**SHARMAN
BURGESS**
FOR SALE
01205 361161



£245,000

71 Tattershall Road, Boston, Lincolnshire PE21 9LP

SHARMAN BURGESS

**71 Tattershall Road, Boston, Lincolnshire
PE21 9LP
£245,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, ceiling light point, built-in cloak cupboard housing the electric fuse box and wall mounted coat hooks within, archway through to: -

INNER HALL

With radiator, ceiling light point, airing cupboard housing the hot water cylinder and wall mounted coat hooks within.

DINING ROOM

10' 4" x 10' 4" (3.15m x 3.15m)

Having window to side elevation, radiator, coved cornice, ceiling light point, archway through to: -

A good sized and well presented extended detached bungalow being offered for sale with NO ONWARD CHAIN. The spacious accommodation comprises an entrance hall, lounge, dining room, breakfast kitchen, conservatory, three sizeable double bedrooms and a generous four piece family bathroom. Further benefits include well maintained gardens, uPVC double glazing, gas central heating, driveway and single garage.



SHARMAN BURGESS



LOUNGE

14' 9" x 12' 0" (4.50m x 3.66m)

Having window to front elevation, radiator, coved cornice, ceiling light point, feature wall mounted remote controlled electric fireplace.

BREAKFAST KITCHEN

10' 5" (maximum) x 12' 0" (3.17m x 3.66m)

Having counter tops with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring electric hob with fume extractor above, plumbing for automatic washing machine, space for condensing tumble dryer, concealed Vaillant gas central heating boiler, radiator, ceiling recessed lighting, window to side elevation, obscure glazed side entrance door, double doors through to: -

CONSERVATORY

11' 1" (maximum) x 9' 0" (3.38m x 2.74m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having French doors leading to the rear garden, ceiling mounted light, radiator.

BEDROOM ONE

12' 0" (maximum) x 11' 5" (3.66m x 3.48m)

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

BEDROOM TWO

16' 1" x 8' 5" (4.90m x 2.57m)

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



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

12' 0" x 8' 1" (3.66m x 2.46m)

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

FAMILY BATHROOM

8' 4" x 10' 3" (2.54m x 3.12m)

Having WC, corner panelled bath with mixer tap, shower cubicle with wall mounted electric shower within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, ceiling recessed lighting, access to loft space, extractor fan, obscure glazed window to side elevation, radiator.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides off road parking. There is a lawned front garden with low level privet hedge to the front boundary. The driveway extends to the right hand side of the property and provides vehicular access to the: -

GARAGE

Of concrete sectional construction. With up and over door.

The driveway is served by an outside light.

REAR GARDEN

Being predominantly laid to lawn with flower and shrub borders. The garden is enclosed to the majority by fencing and houses a Magnolia tree.

SERVICES

Mains gas, electricity, water and drainage are connected.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

REFERENCE

18022026/29845165/ELL



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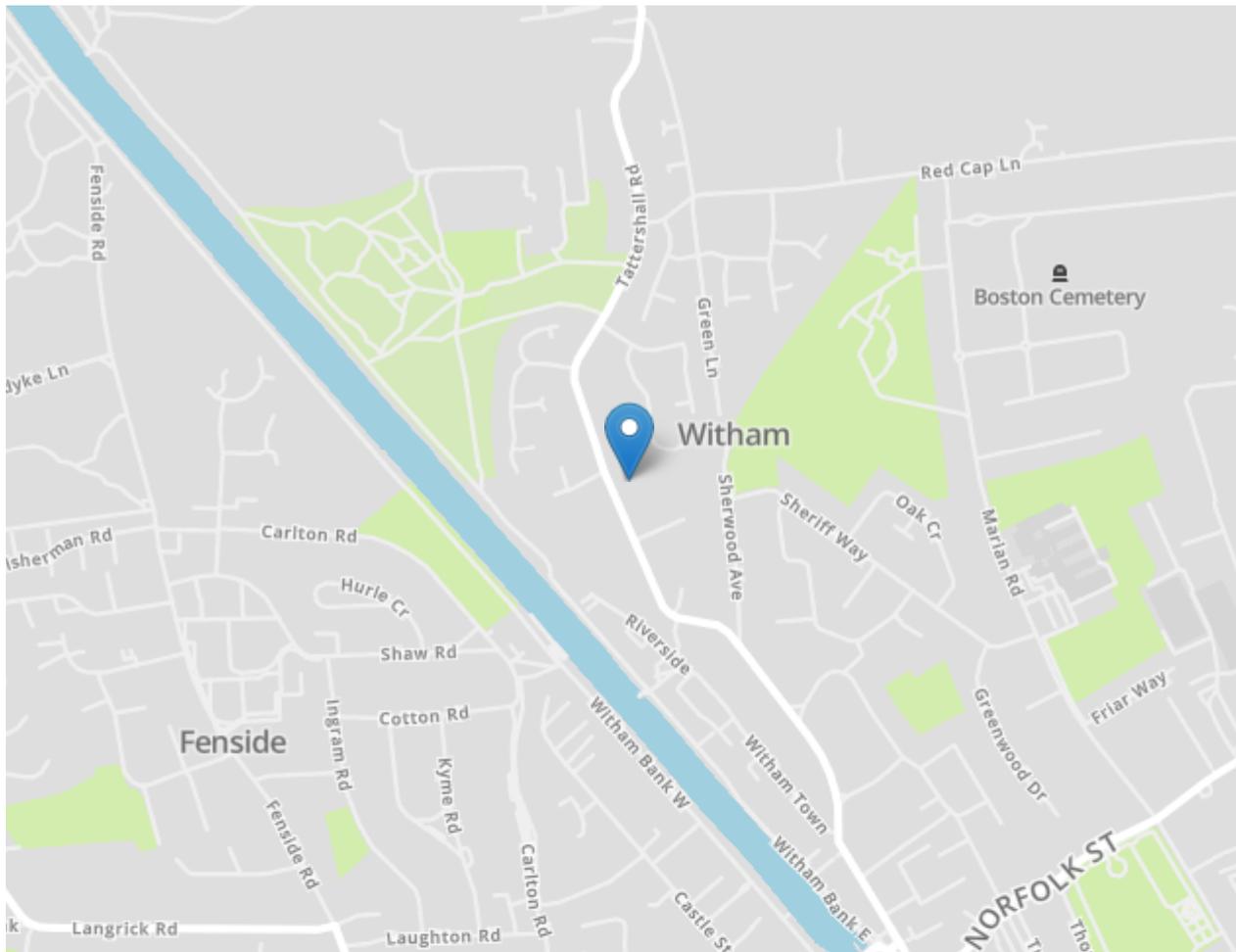
AGENT'S NOTES

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. 107.7 sq. metres (1159.7 sq. feet)



Total area: approx. 107.7 sq. metres (1159.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	71
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	