



£229,950

Poachers, Meer Booth Road, Antons Gowt, Boston, Lincolnshire PE22 7BQ

SHARMAN BURGESS

**Poachers, Meer Booth Road, Antons Gowt,
Boston, Lincolnshire PE22 7BQ
£229,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door with obscure glazed window, radiator, coved cornice, three ceiling light points, access to roof space, built-in cloak cupboard with hanging rails and shelving within, double airing cupboard housing the hot water cylinder and slatted linen shelving within.

A fantastic three bedroomed detached bungalow with south facing rear garden and open views beyond, having been refurbished by the current Vendor to provide light and airy accommodation comprising an entrance hall, lounge, kitchen, conservatory, shower room with separate cloakroom and three generous sized bedrooms. Further benefits include a block paved driveway, single garage with fibreglass roof, oil central heating and uPVC double glazing.



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KITCHEN

13' 0" x 7' 9" (3.96m x 2.36m)

Having a refitted modern kitchen comprising counter tops with matching upstands, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated waist height oven and grill, four ring electric hob with stainless steel fume extractor above, plumbing for automatic washing machine, space for twin height fridge freezer, coved cornice, ceiling light point, radiator, window to side aspect, door to conservatory.

LOUNGE

16' 8" (maximum) x 13' 0" (maximum) (5.08m x 3.96m)

Having radiator, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, feature fitted electric fireplace with inset and hearth and display surround, window through to conservatory, double doors through to: -

CONSERVATORY

25' 6" (maximum) x 5' 3" (7.77m x 1.60m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having wall mounted lighting, tiled floor, double doors leading to the garden, personnel door to garage.

BEDROOM ONE

14' 7" (maximum) x 10' 3" (maximum) (4.45m x 3.12m)

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

BEDROOM TWO

10' 0" (maximum) x 10' 3" (maximum) (3.05m x 3.12m)

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



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

11' 10" (maximum) x 8' 4" (maximum) (3.61m x 2.54m)

Having window to side aspect, radiator, coved cornice, ceiling light point.

SHOWER ROOM

Being fitted with a two piece suite comprising wash hand basin with mixer tap and vanity unit beneath, corner shower cubicle with wall mounted electric shower within and fitted shower screen, radiator, obscure glazed window, ceiling light point, extractor fan.

SEPARATE CLOAKROOM

With push button WC, obscure glazed window, ceiling light point.

EXTERIOR

To the front, the property is approached over a block paved driveway providing off road parking as well as vehicular access to the single garage. The front garden is predominantly laid to lawn with well stocked flower and shrub borders. Gated access leads to the rear garden.

SINGLE GARAGE

18' 0" x 9' 3" (5.49m x 2.82m)

Having up and over door, served by power and lighting, housing the floor mounted Oil central heating boiler.

REAR GARDEN

Enjoying an approximate southerly facing aspect and being initially laid to a low maintenance gravelled section providing a seating area, leading to the remainder of the garden which is predominantly laid to lawn. The garden also benefits from a concrete base housing a timber and glazed summerhouse (to be included in the sale) and the oil tank. The garden is enclosed by fencing and benefits from views over open farmland to the rear.

SERVICES

Mains water, electricity and drainage are connected to the property. The property served by oil fired central heating.

REFERENCE

20082024/28106556/EAR



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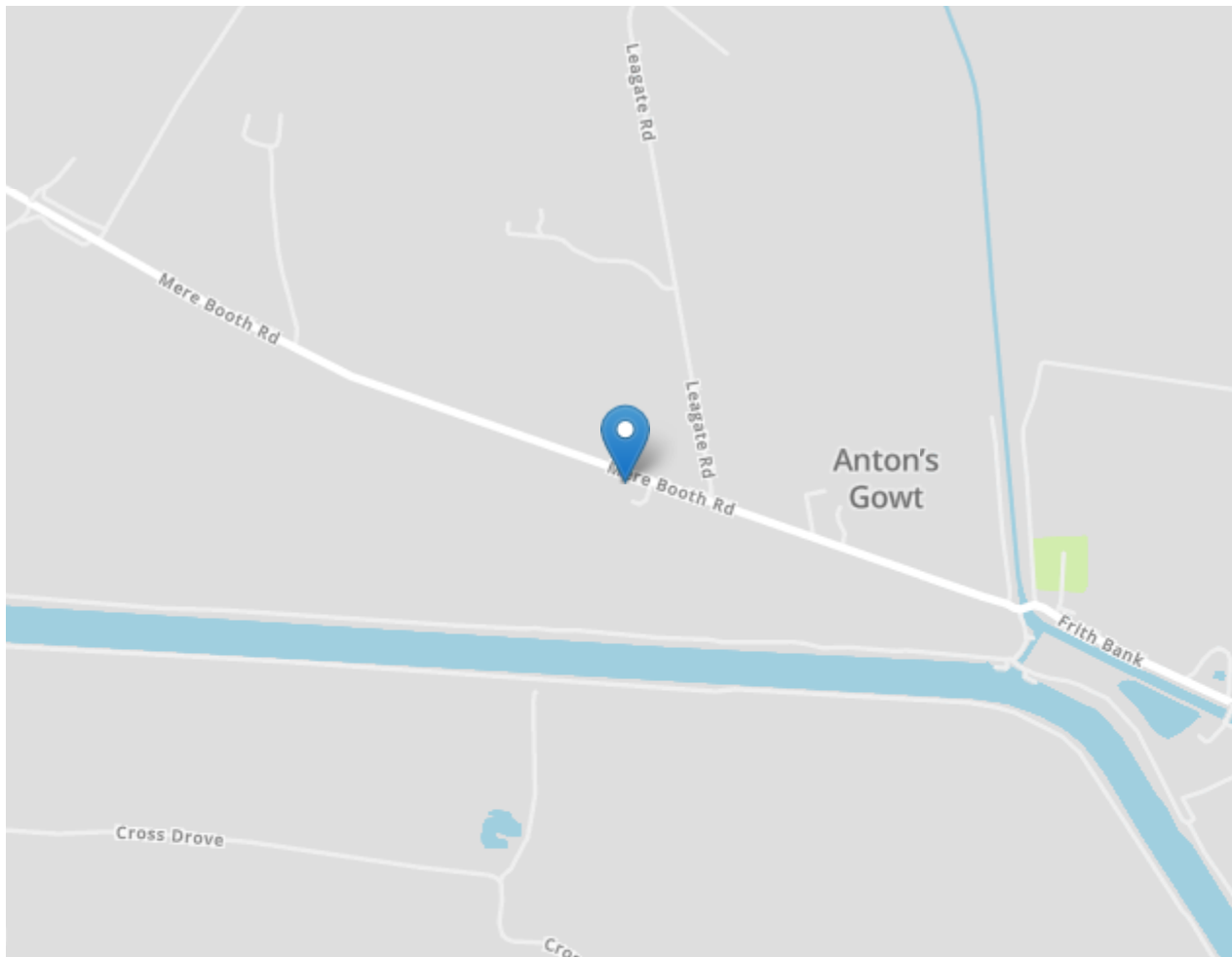
AGENT'S NOTES

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. 113.1 sq. metres (1217.7 sq. feet)



Total area: approx. 113.1 sq. metres (1217.7 sq. feet)



t: 01205 361161
 e: sales@sharmanburgess.com
 www.sharmanburgess.co.uk



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