



£210,000

6 Kenleigh Drive, Boston, Lincolnshire PE21 0NQ

SHARMAN BURGESS

**6 Kenleigh Drive, Boston, Lincolnshire
PE21 0NQ
£210,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, radiator, ceiling light point.

LOUNGE

13' 10" (maximum) x 11' 9" (maximum) (4.22m x 3.58m)

Having dual aspect windows, radiator, ceiling light point, TV aerial point.

An extremely well presented detached bungalow having undergone significant improvement by the current vendor. Accommodation comprises an entrance hall, lounge, kitchen with range of integrated appliances, utility room, two double bedrooms and a shower room. Further benefits include uPVC double glazed windows and doors, gas central heating, garage with electric door and good sized enclosed garden to the rear.



SHARMAN BURGESS



KITCHEN

11' 9" (maximum) x 11' 5" (maximum) (3.58m x 3.48m)
Having a well appointed modern fitted kitchen comprising counter tops with tiled splashbacks, inset one and a half bowl sink and drainer unit with mixer tap and waste disposal unit, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, space for twin height fridge freezer, waist height integrated twin ovens, integrated induction hob with stainless steel illuminated fume extractor hood above, integrated bin, integrated dishwasher, window to front elevation, ceiling light point.

SIDE ENTRANCE LOBBY

With radiator, obscure glazed entrance door, ceiling light point.

UTILITY ROOM

Having counter top, plumbing for automatic washing machine, wall mounted Worcester gas combination central heating boiler, obscure glazed window to side elevation, gas meter, ceiling light point, wall mounted shelving.

BEDROOM ONE

11' 9" (maximum) x 10' 9" (maximum) (3.58m x 3.28m)
Having window to rear elevation, radiator, ceiling light point.

BEDROOM TWO

11' 9" (maximum) x 10' 9" (maximum) (3.58m x 3.28m)
Having window to rear elevation, radiator, ceiling light point, fitted bedroom furniture providing ideal storage including built-in wardrobes, hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower within, extended tiled splashbacks, radiator, ceiling light point, obscure glazed window to side aspect.

EXTERIOR

To the front, the property has a dropped kerb leading to a driveway which provides off road parking as well as vehicular access to the garage. The front garden benefits from a screened storage area for the bins and outside lighting. A side pathway benefits from an outside tap and gated access leads to the rear garden.

GARAGE

16' 7" (internal measurement) x 8' 0" (internal measurement) (5.05m x 2.44m)
Having electric up and over door, served by power and lighting.

REAR GARDEN

Being predominantly laid to lawn with slate and gravelled borders housing a variety of plants and shrubs, paved patio seating area with outside bar and cooking area, which are to be included in the sale. The garden houses three sheds, which are to be included in the sale. The garden is enclosed by a mixture of fencing and hedging and is served by outside tap and lighting.

SERVICES

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

REFERENCE

04122024/28484190/MEN



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

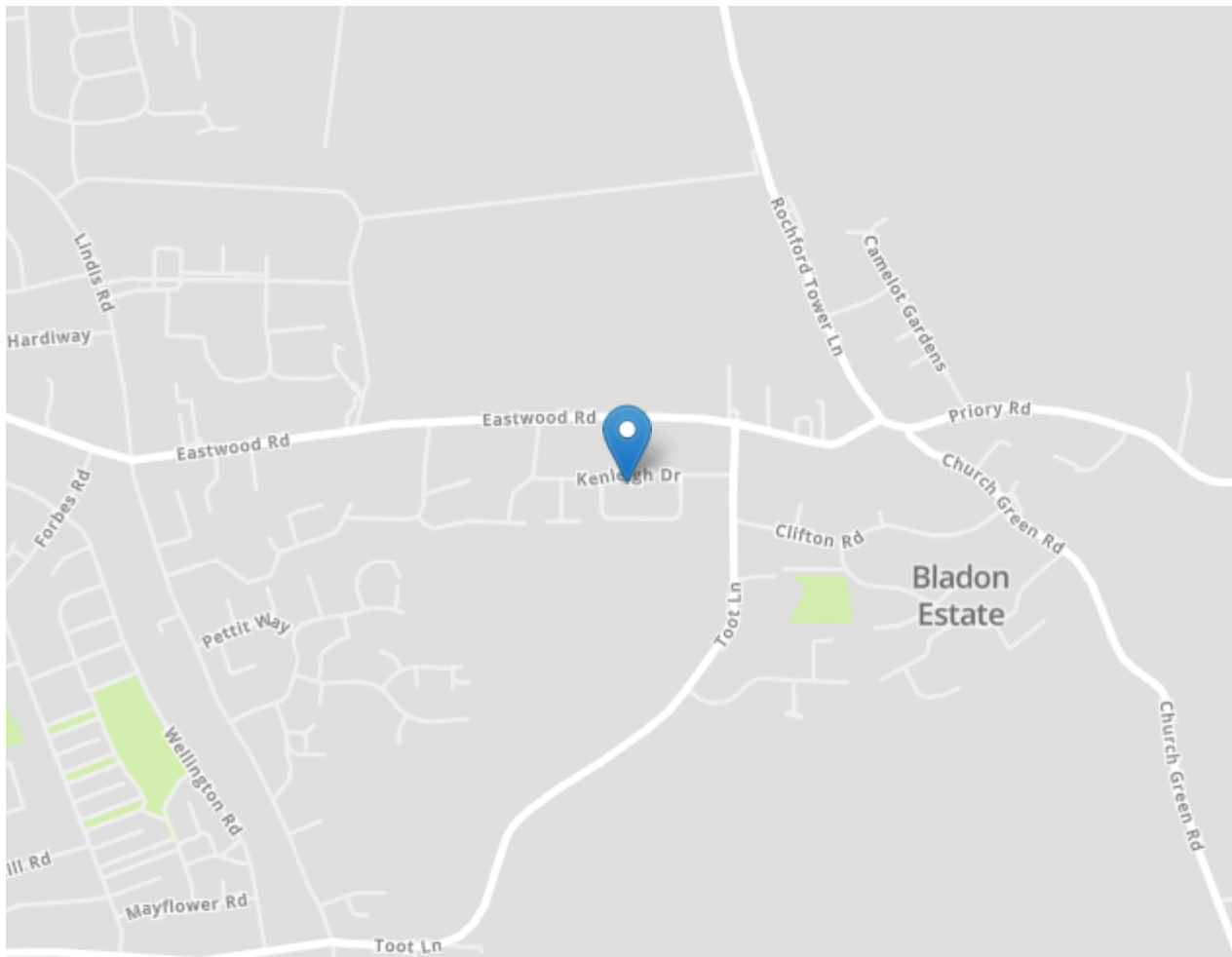
AGENT'S NOTES

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.

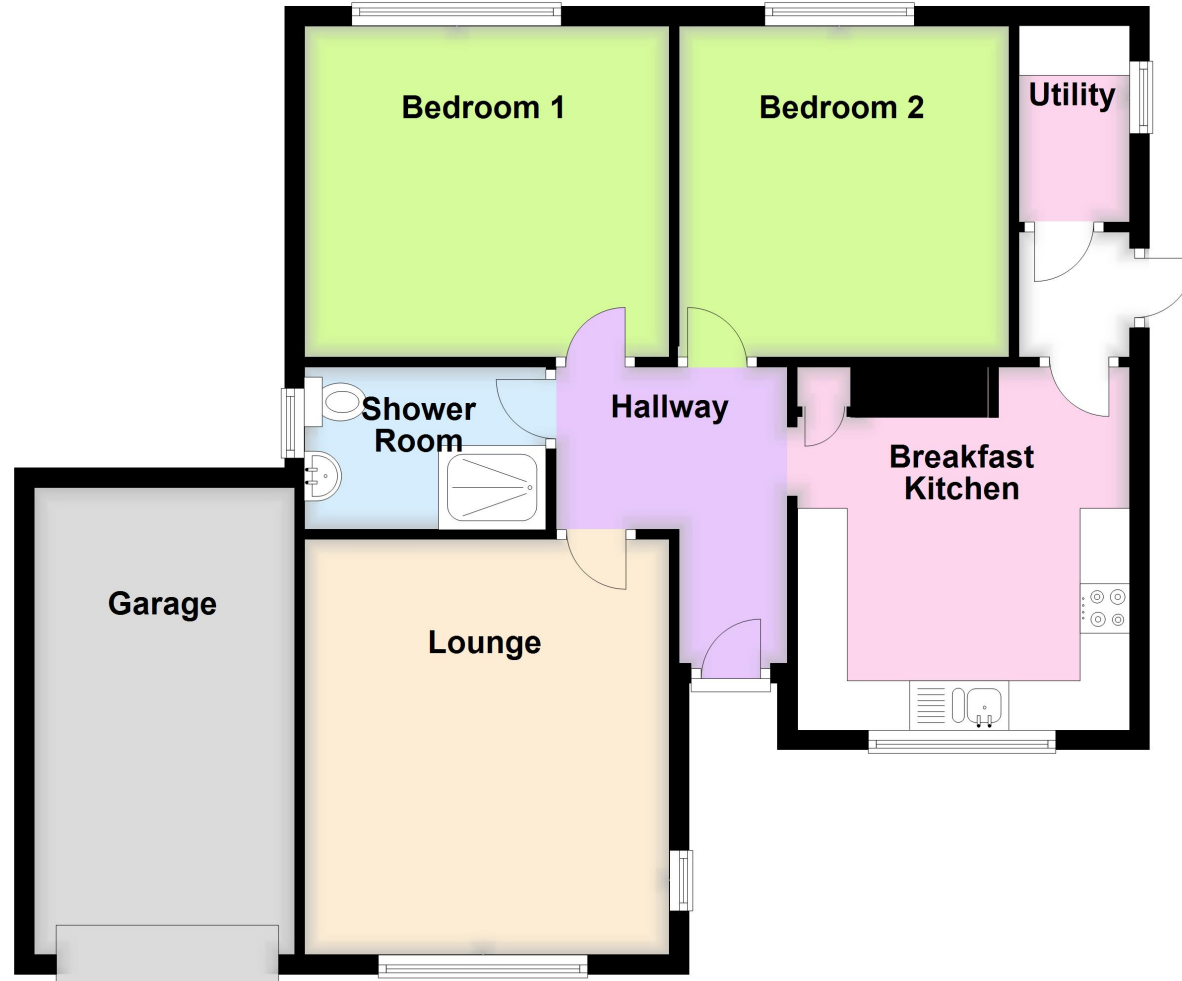
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 79.1 sq. metres (851.1 sq. feet)



Total area: approx. 79.1 sq. metres (851.1 sq. feet)



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



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