



£179,950

61 Carlton Road, Boston, Lincolnshire PE21 8PA

SHARMAN BURGESS

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£179,950 Freehold

ACCOMMODATION

L-SHAPED ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, access to loft space.

LOUNGE

11' 5" x 16' 9" (3.48m x 5.11m)

Having dual aspect windows, coved cornice, ceiling light point, radiator.

A detached bungalow situated close to Boston Town Centre and its amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, conservatory, two bedrooms and a bathroom. Further benefits include a driveway and single garage, front and rear gardens, gas central heating and majority uPVC double glazing.



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BREAKFAST KITCHEN

15' 9" (maximum) x 8' 6" (maximum) (4.80m x 2.59m)

Having roll edge work surfaces with tiled splashbacks, one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for electric cooker, space for twin height fridge freezer, plumbing for automatic washing machine, wall mounted Logic Ideal gas central heating boiler, coved cornice, two ceiling light points, dual aspect windows, radiator, bi-fold door to: -

CONSERVATORY

11' 5" x 7' 2" (3.48m x 2.18m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having door to exterior, radiator.

BEDROOM ONE

11' 9" x 12' 2" (3.58m x 3.71m)

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

BEDROOM TWO

12' 0" (maximum) x 8' 7" (3.66m x 2.62m)

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

BATHROOM

Being fitted with a three piece suite comprising bath with wall mounted electric shower above and fitted shower screen, push button WC, wash hand basin with mixer tap and vanity unit beneath, tiled floor, fully tiled walls, heated towel rail, obscure glazed window to rear elevation, ceiling light point, extractor fan.



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EXTERIOR

To the front, the property has a dropped kerb leading a driveway which provides off road parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn and there is fencing to the front boundary.

SINGLE GARAGE

Having up and over door.

REAR GARDEN

Being laid predominantly to lawn, with mature flower and shrub borders and a variety of trees. The garden is served by an outside tap and two timber shed. The garden is enclosed by a mixture of fencing and hedging to the boundaries.

SERVICES

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

REFERENCE

13112024/28569148/HOL



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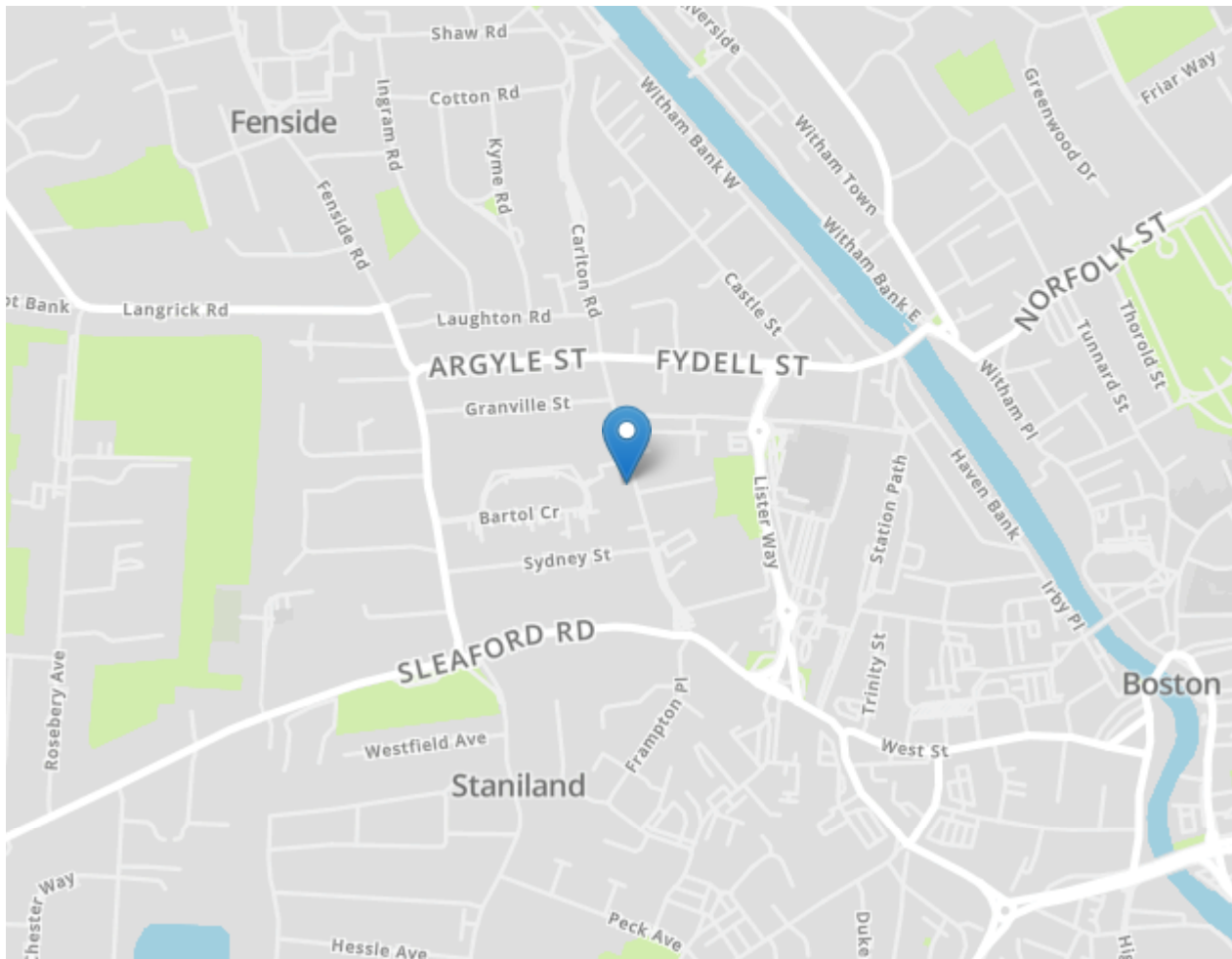
AGENT'S NOTES

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. 87.6 sq. metres (943.1 sq. feet)



Total area: approx. 87.6 sq. metres (943.1 sq. feet)

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