



£269,950

64 Pilleys Lane, Boston, Lincolnshire PE21 9RA

SHARMAN BURGESS

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£269,950 Freehold

ACCOMMODATION:

HALLWAY

Having a partially obscure glazed door, radiator, coved cornice, ceiling light point, access to the roof space and an airing cupboard with sliding patio door with slatted linen shelving, hot water tank and a gas central heating boiler within.

LOUNGE

19' 7" x 11' 9" (5.97m x 3.58m) (maximum measurements)

Having dual aspect windows to the front and rear, two radiators, coved cornice, wall mounted lighting, gas fire with fitted hearth, inset and display surround and a television aerial point.

Situated on one of Boston's most sought after roads, this detached bungalow is being sold with the advantage of no onward chain and sits back from the road on a generous sized plot. The accommodation comprises entrance hall, lounge, kitchen diner, conservatory, two double bedrooms, shower room and separate two piece cloakroom. Gas central heating, uPVC double glazing, single garage and adjoining open farmland to the rear. EPC rating D57.



SHARMAN BURGESS



KITCHEN DINER

14' 3" x 9' 7" (4.34m x 2.92m)

Having roll edge work surfaces with tiled splash backs, inset one and a half sink and drainer with mixer tap, wood fronted base level storage units, drawer units, corner display shelving and eye level wall units with glazed display cabinets. Integrated low level double oven and grill, four ring electric hob and fume extractor. Space for a fridge or freezer, radiator, ceiling fluorescent strip light, window to the rear aspect and an obscure glazed door leading out to the rear. Potential purchasers should be aware that within the kitchen is a floor mounted Vulcan Continental central heating boiler which is now disconnected and requires removal.

CONSERVATORY

16' 8" x 6' 5" (5.08m x 1.96m)

Being of brick and uPVC double glazed construction with a polycarbonate roof, door leading out to the rear garden, tiled floor, plumbing for a washing machine and a personnel door leading into the garage.

BEDROOM ONE

13' 8" x 11' 9" (4.17m x 3.58m)

Having a window to the front aspect, radiator and a ceiling light point.

BEDROOM TWO

14' 3" x 11' 10" (4.34m x 3.61m) (maximum measurements including entrance area)

Having a window to the rear aspect, radiator, coved cornice and a ceiling light point.



**SHARMAN
BURGESS**

Est 1996

SHOWER ROOM

Having a two piece suite comprising shower cubicle with a wall mounted Mira electric shower and tiling within with fitted shower screen and a pedestal wash hand basin. Obscure glazed window to the rear aspect and a ceiling light point.

SEPARATE TWO PIECE CLOAKROOM

Having a wc and pedestal wash hand basin. Tiled splash back, tiled floor, obscure glazed window and a ceiling light point.

EXTERIOR

To the front the property is accessed over a large tarmac driveway providing off road parking, turning space and vehicular access to:-

SINGLE GARAGE

18' x 8' 10" (5.49m x 2.69m)

Having an up and over door, served with power and lighting and wall mounted fuse board for the electrics.

The front garden is laid to a well maintained lawn.

The rear garden is well maintained having a paved patio seating area. The remainder being laid to shaped lawn with beds and borders containing plants and shrubs with a mixture of hedging and fencing to the boundaries. Enjoying views over open farmland to the rear.

REFERENCE

4928313/021121/BLA



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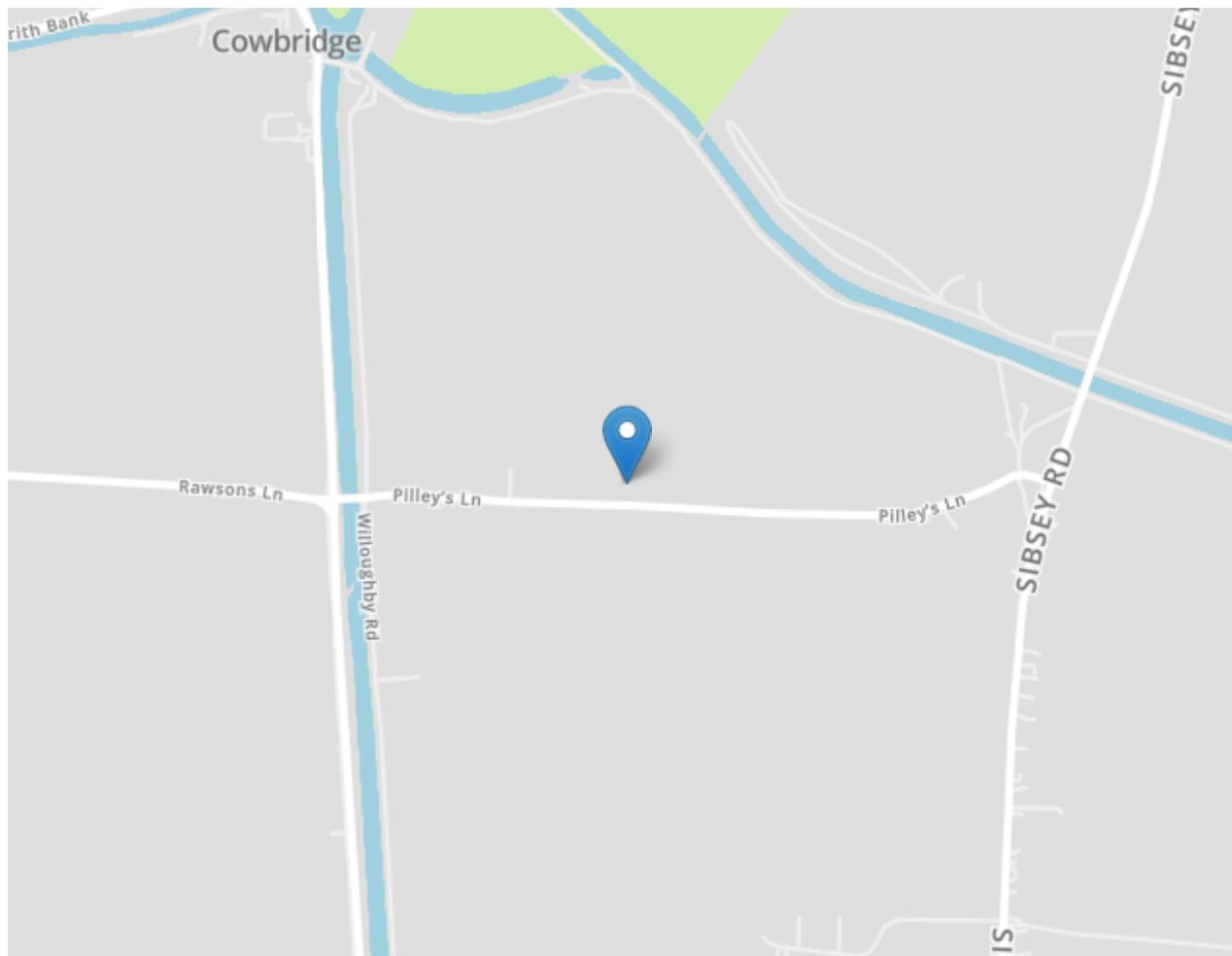
AGENT'S NOTES

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.

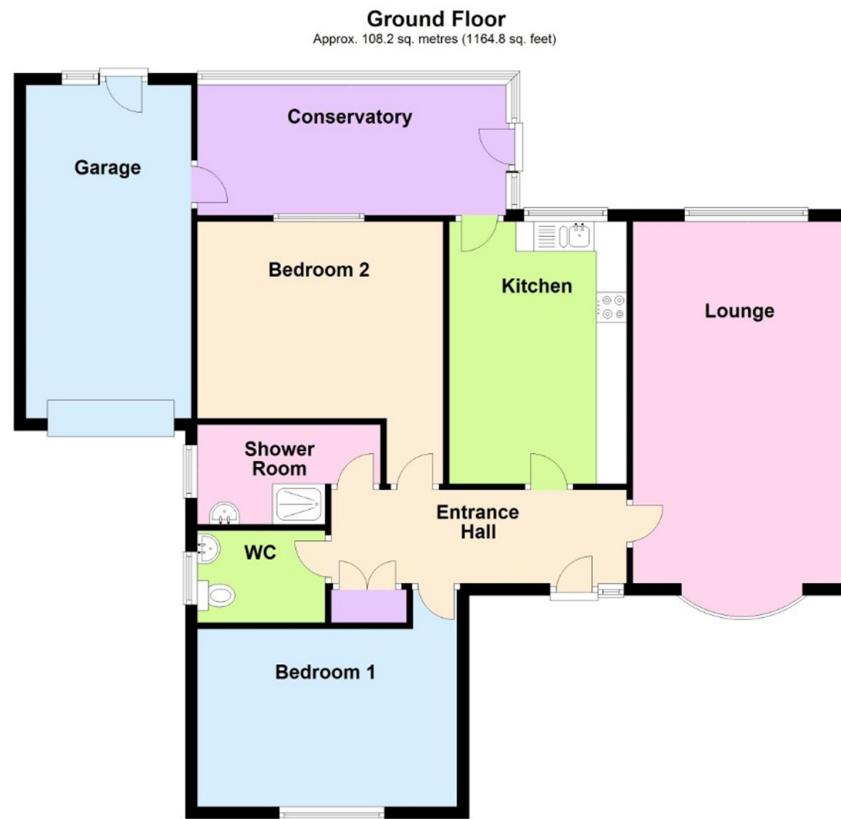
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



SHARMAN BURGESS



Total area: approx. 108.2 sq. metres (1164.8 sq. feet)



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