



**£195,000**

77 Church Road, Old Leake, Boston, Lincolnshire PE22 9NS

**SHARMAN BURGESS**

**77 Church Road, Old Leake, Boston,  
Lincolnshire PE22 9NS  
£195,000 Freehold**

An extremely well presented refitted and improved two bedrooomed detached bungalow situated in the village of Old Leake. The accommodation comprises hallway, modern kitchen with integrated appliances, lounge, two bedrooms and bathroom with additional shower above. The bungalow benefits from refitted floor coverings throughout, oak doors and a recently installed central heating system.

#### **ENTRANCE HALL**

Having a partially obscure glazed side entrance door, radiator, coved cornice and ceiling mounted lighting. Door leading to:-

#### **LOUNGE**

17' 1" x 10' 9" (5.21m x 3.28m)

Having a window to the front aspect, coved cornice, ceiling mounted lighting, television aerial point and radiator.

#### **KITCHEN**

9' 10" x 8' 8" (3.00m x 2.64m)

Having been fully refitted by the current vendor, this modern contemporary style kitchen comprises work surfaces, inset one and a half sink and drainer with mixer tap, an extensive



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range of base level storage units and further drawer units. Integrated appliances including a fridge, freezer, automatic washing machine and an electric oven and grill, four ring electric hob and illuminated fume extractor. Matching eye level wall units, tiled floor, window to the front aspect, radiator, coved cornice and ceiling mounted lighting.

#### **BEDROOM ONE**

12' 11" x 10' 10" (3.94m x 3.30m)

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

#### **BEDROOM TWO**

8' 9" x 9' 0" (2.67m x 2.74m) (maximum measurements)

Having French doors leading out to the rear garden, radiator and ceiling light point.

#### **BATHROOM**

Having been refitted by the current vendor. Having a modern three piece suite comprising wc with concealed cistern, wash hand basin with vanity storage beneath and a panelled bath with a wall mounted shower above. Extended tiled splashbacks, ceiling recessed lighting, obscure glazed window and radiator.

#### **EXTERIOR**

To the front the property has a driveway which is laid to gravel providing off road parking and vehicular access to:-

**SHARMAN  
BURGESS**  
Est 1996

## SINGLE GARAGE

Having an up and over door, served with power and lighting and a personnel door to the rear.

The rear garden is predominantly laid to grass with a patio area and is fully enclosed. Timber shed to be included within the sale.

## SERVICES

Mains water, electricity, gas and drainage are connected. LPG boiler situated in the loft space.

## REFERENCE

110122/ROB



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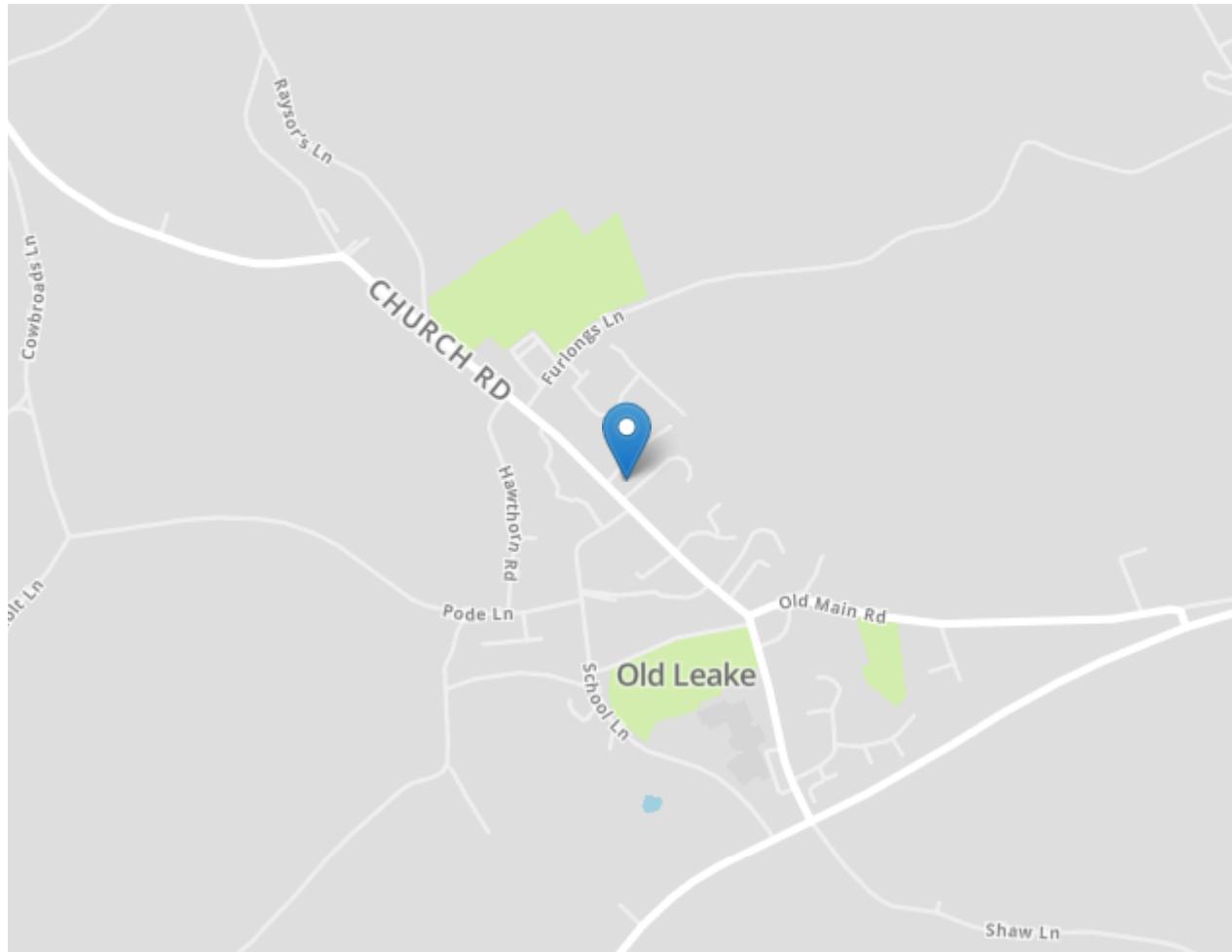
#### AGENT'S NOTES

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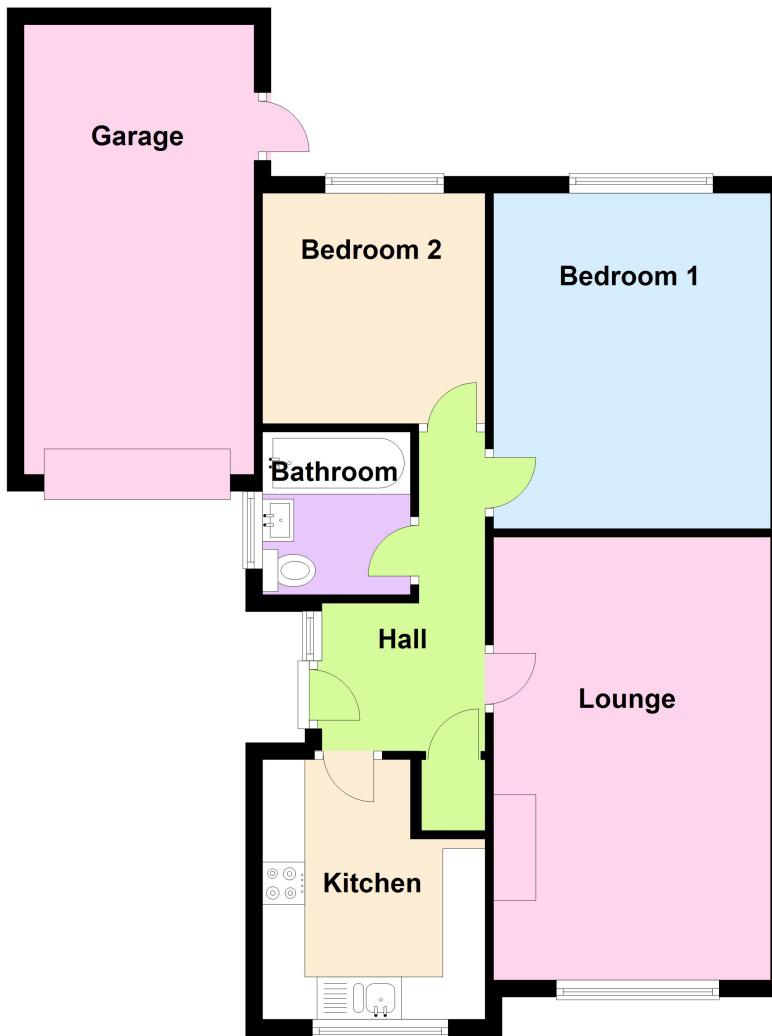
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



**SHARMAN BURGESS**

**Ground Floor**  
Approx. 70.4 sq. metres (757.7 sq. feet)



Total area: approx. 70.4 sq. metres (757.7 sq. feet)



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