



£249,950

28 Tytton Lane West, Wyberton, Boston, Lincolnshire PE21 7HL

SHARMAN BURGESS

**28 Tytton Lane West, Wyberton, Boston,
Lincolnshire PE21 7HL
£249,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having front entrance door with windows to either side, wall mounted lighting, further door through to: -

HALLWAY

Having staircase rising to first floor landing, under stairs storage cupboard, radiator, ceiling light point.

LOUNGE

13' 4" (maximum measurement) x 13' 0" (maximum measurement)
(4.06m x 3.96m)

Having window to front aspect, TV aerial point, coved cornice, ceiling light point, radiator, living flame coal effect gas fire with fitted hearth.

A detached family home having been extended to the ground floor rear to provide great family living accommodation. The property is approached over a large driveway with parking for numerous vehicles. Accommodation comprises an entrance hall, lounge, open plan kitchen diner with garden room off, ground floor shower room, walk-in pantry and a utility room. To the first floor are three bedrooms arranged off a landing and a four piece family bathroom. Further benefits include gas central heating, uPVC double glazing, single garage with electric door and south facing rear garden.



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KITCHEN DINER

19' 11" (maximum measurement) x 10' 0" (maximum measurement)
(6.07m x 3.05m)

Having modern kitchen comprising inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units and matching eye level wall units, plumbing for dishwasher, space for oven and wall mounted stainless steel illuminated fume extractor over, space for twin height fridge freezer, window to rear aspect, coved cornice, ceiling light point. Additional light point, radiator and coved cornice to dining area, open plan through to: -

GARDEN ROOM

9' 7" x 7' 1" (2.92m x 2.16m)

Of brick and uPVC double glazed construction. Having doors leading to the garden, two radiators, tiled floor, served by power.

REAR ENTRANCE LOBBY INCORPORATING UTILITY

10' 8" (maximum measurement) x 8' 3" (maximum measurement) (3.25m x 2.51m)

Having roll edge work surfaces, plumbing for automatic washing machine, space for condensing tumble dryer, dual aspect windows, two ceiling light points, radiator, door to garden, walk-in pantry with light point within, personnel door to garage, door to: -

GROUND FLOOR SHOWER ROOM

Having a three piece suite comprising wash hand basin with tiled splashback, tiled shower cubicle with wall mounted electric shower and fitted shower screen, push button WC, radiator, coved cornice, ceiling light point.

FIRST FLOOR LANDING

Having window to side aspect, coved cornice, ceiling light point, access to roof space.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

13' 6" (maximum measurement) x 13' 2" (maximum measurement) (4.11m x 4.01m)

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

BEDROOM TWO

13' 4" (maximum measurement) x 10' 6" (maximum measurement) (4.06m x 3.20m)

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

BEDROOM THREE

8' 11" (maximum measurement) x 8' 6" (maximum measurement incorporating stair bulkhead and built-in cupboard) (2.72m x 2.59m)

Having window to side aspect, radiator, ceiling light point, built-in boiler cupboard housing the gas combination central heating boiler.

FAMILY BATHROOM

Having a four piece suite comprising pedestal wash hand basin, push button WC, panelled bath, shower cubicle with wall mounted electric shower within, extended tiled splashbacks, coved cornice, ceiling light point, two obscure glazed windows.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a large driveway which provides ample off road parking and turning space for numerous vehicles as well as vehicular access to the garage. There is low level fencing to the front boundary and plant and shrub border. Gated access leads to the rear garden.

The rear garden enjoys a pleasant southerly aspect and is initially laid to an area of hardstanding with two further lawned sections. Within the garden are a range of outbuildings including a lean-to timber storage shed, large timber shed/workshop served by power and lighting, small timber storage shed and a further corrugated metal workshop served by power and lighting. The garden is served by outside lighting, tap and power points.

GARAGE

13' 3" (maximum measurement) x 8' 5" (maximum measurement) (4.04m x 2.57m)

Having electric door, served by power and lighting, housing the electric fuse box and gas meter.

SERVICES

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

REFERENCE

26578191/25072023/HAL



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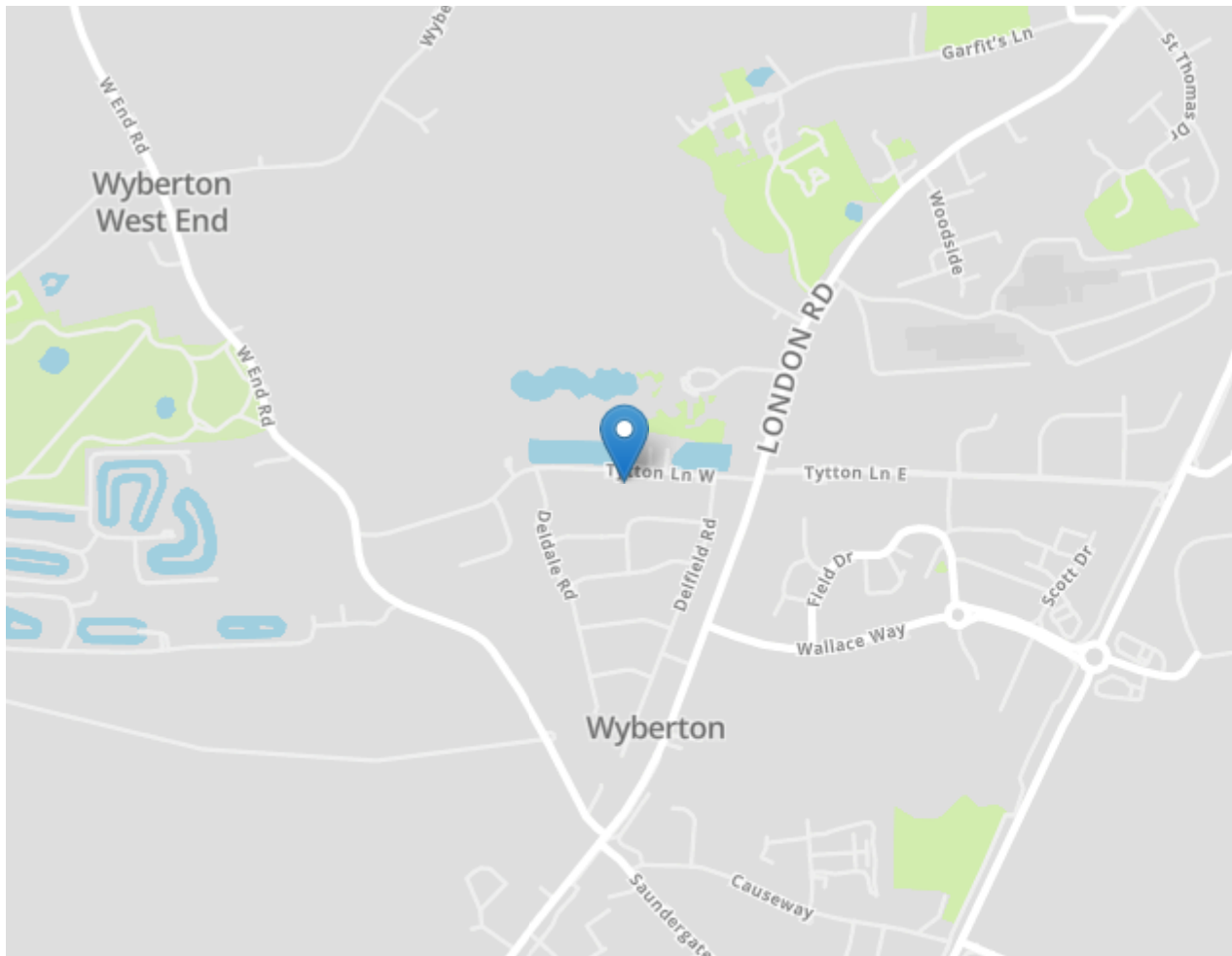
AGENT'S NOTES

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.

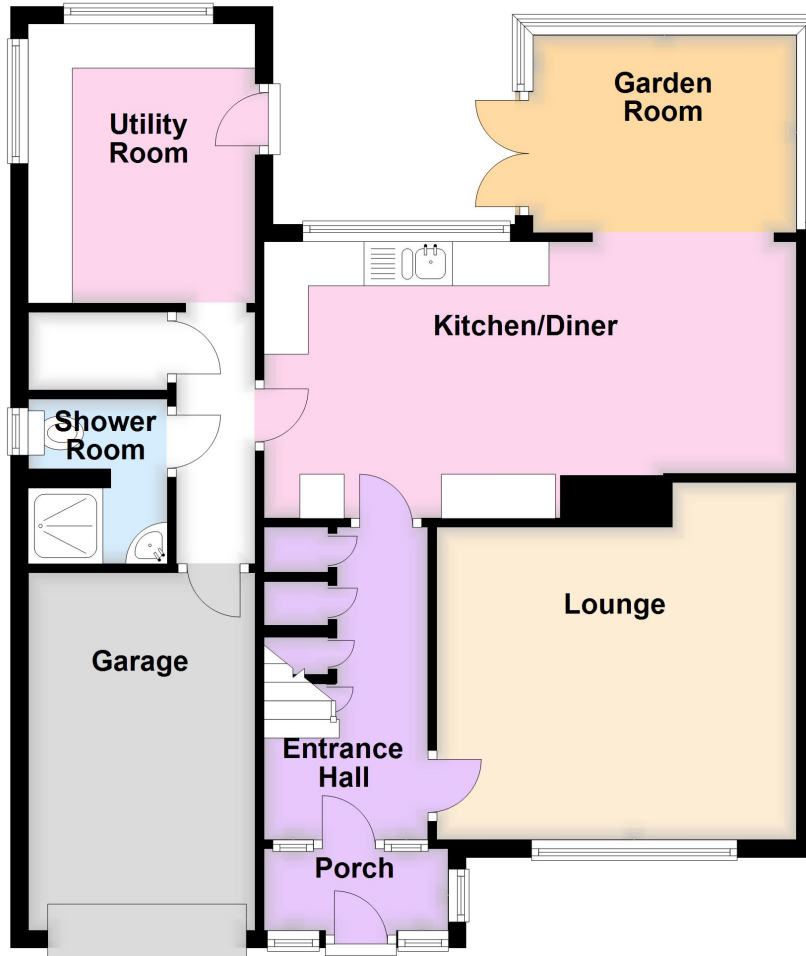
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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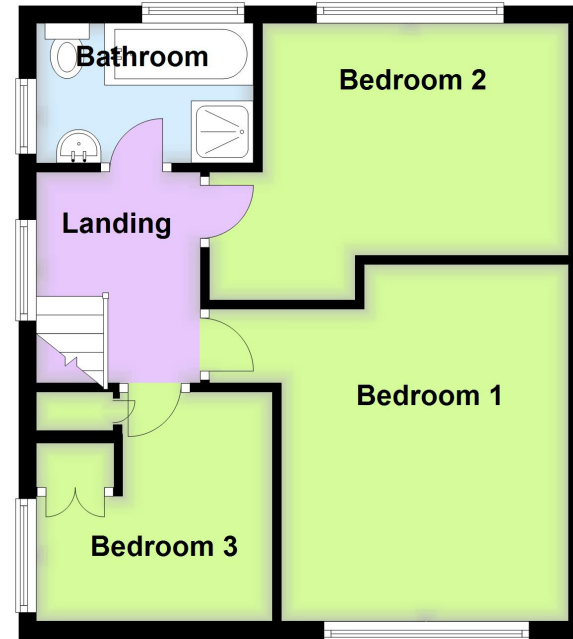
Ground Floor

Approx. 76.8 sq. metres (826.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 117.4 sq. metres (1264.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(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	