



**£322,500**

1 Sargeants Close, Sibsey, Boston, Lincolnshire PE22 0RU

**SHARMAN BURGESS**



**1 Sargeants Close, Sibsey, Boston,  
Lincolnshire PE22 0RU  
£322,500 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With side entrance door, radiator and coved cornice, staircase leading off, under stairs storage cupboard.

**GROUND FLOOR CLOAKROOM**

Being fitted with a low level WC, wall mounted wash hand basin, partly tiled walls, central heating boiler (which the Vendor informs the Agent was fitted in 2023), double glazed window to side aspect.

A spacious four bedroomed detached property situated on a corner plot within a popular residential location within the ever popular village of Sibsey, close to the sought after Sibsey Primary School and village amenities and approximately 4 miles from the Pilgrim Hospital. Accommodation comprises an entrance hall, kitchen diner, study/dining room, lounge, ground floor cloakroom, four bedrooms to the first floor, with en-suite shower room to bedroom one, and a family bathroom. Further benefits include ample off road parking, detached double garage, gas central heating and south facing rear garden. Offered for sale with NO ONWARD CHAIN.



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#### KITCHEN DINER

11'5" (maximum) x 18'1" (maximum) (3.48m x 5.51m)

Being fitted with a range of wall and base level storage units, areas of work surfaces, one and a half bowl composite sink and drainer with mixer tap, space and plumbing for automatic washing machine, space for cooker with extractor hood above, space for standard height fridge, partly tiled walls, wood laminate flooring, two radiators, dual aspect double glazed windows, side entrance door.

#### STUDY/DINING ROOM

9'7" x 11'2" (2.92m x 3.40m)

With coved cornice, radiator, double glazed window to rear aspect.

#### LOUNGE

21'0" (maximum into bay window) x 11'8" (6.40m x 3.56m)

With double glazed bay window to front aspect, wood laminate flooring, two radiators, double glazed patio doors to rear aspect, coved cornice, fireplace with marble surround and hearth, TV aerial point.

#### FIRST FLOOR LANDING

With radiator, access too roof space, double glazed window to front aspect.

#### BEDROOM ONE

12'7" x 11'0" (3.84m x 3.35m)

With double glazed window to rear aspect, radiator, TV aerial point, door to: -

#### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle fitted to tiled recess, radiator, partly tiled walls, tiled flooring, electric shaver point, double glazed window to side aspect.



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#### BEDROOM TWO

11'0" x 11'5" (3.35m x 3.48m)

With double glazed window to rear aspect, radiator.

#### BEDROOM THREE

11'0" x 9'1" (3.35m x 2.77m)

With double glazed window to rear aspect, radiator.

#### BEDROOM FOUR

8'1" x 6'11" (2.46m x 2.11m)

With double glazed window to front aspect, radiator.

#### FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment and fitted shower screen, pedestal wash hand basin, low level WC, partly tiled walls, double glazed windows to front and side aspects, radiator, extractor fan.

#### EXTERIOR

The property is situated on a corner plot and is approached over a gravelled driveway which provides ample off road parking to the front of the property as well as vehicular access to the double garage. There are shaped front lawns, partially enclosed by a timber fence to the boundary. Gated access to both side of the property lead to the rear garden.

#### DETACHED DOUBLE GARAGE

18'2" x 17'3" (5.54m x 5.26m)

With two up and over doors, storage to loft space, personnel door to rear garden, window to side aspect, served by power and lighting.

#### REAR GARDEN

The property benefits from a south facing rear garden which is predominantly laid to lawn, with shrub and bush borders. Further benefits include a raised decked seating area and a brick built barbecue. The garden is served by an outside tap and is enclosed by a mixture of hedging, fencing and brick wall.

#### SERVICES

Mains gas, electricity, water and drainage are connected to the property. The Vendor informs the Agent that a new gas boiler and new uPVC double glazed windows were installed to the main property in 2023.

#### REFERENCE

27062023/27858195/ALL





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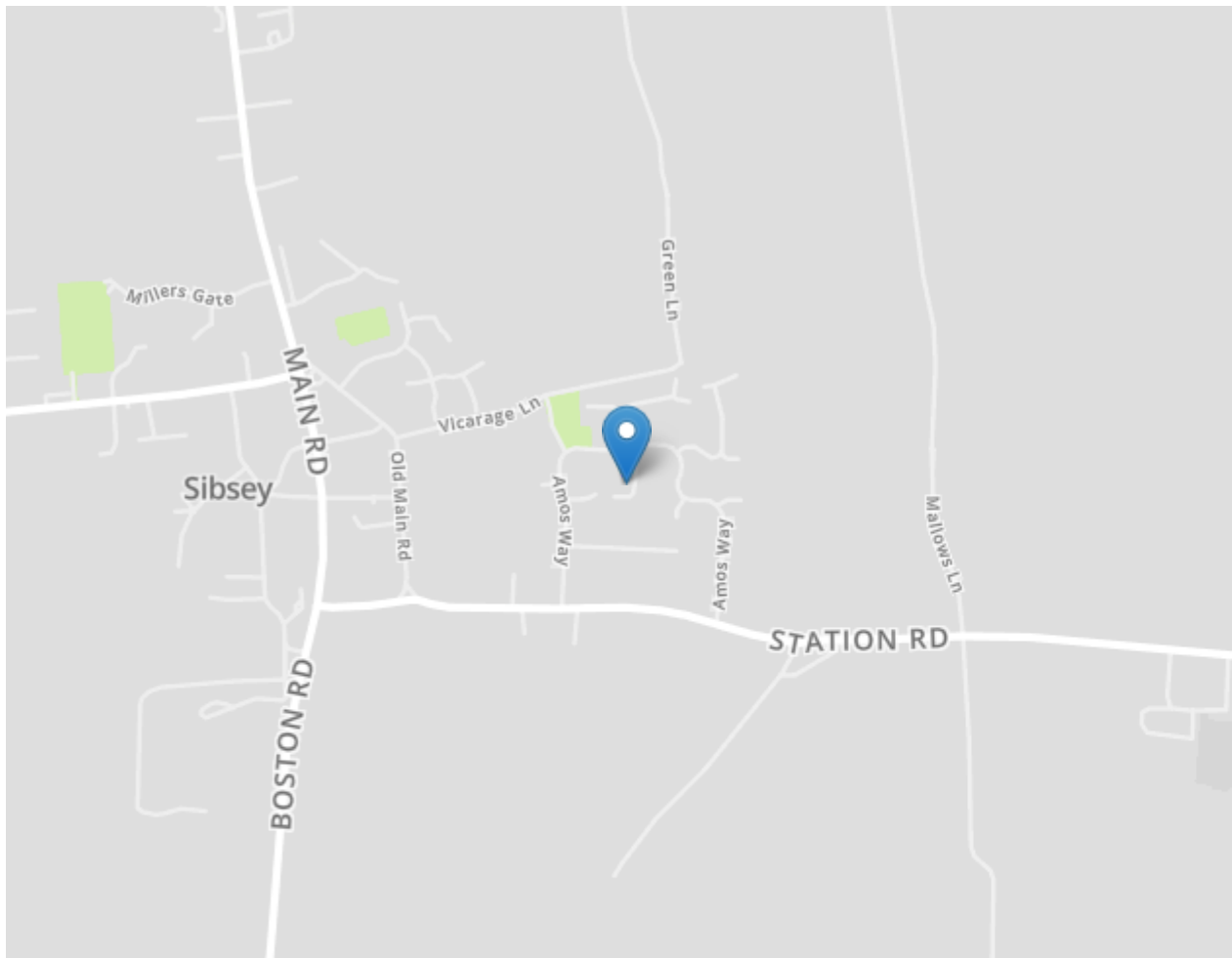
## AGENT'S NOTES

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.

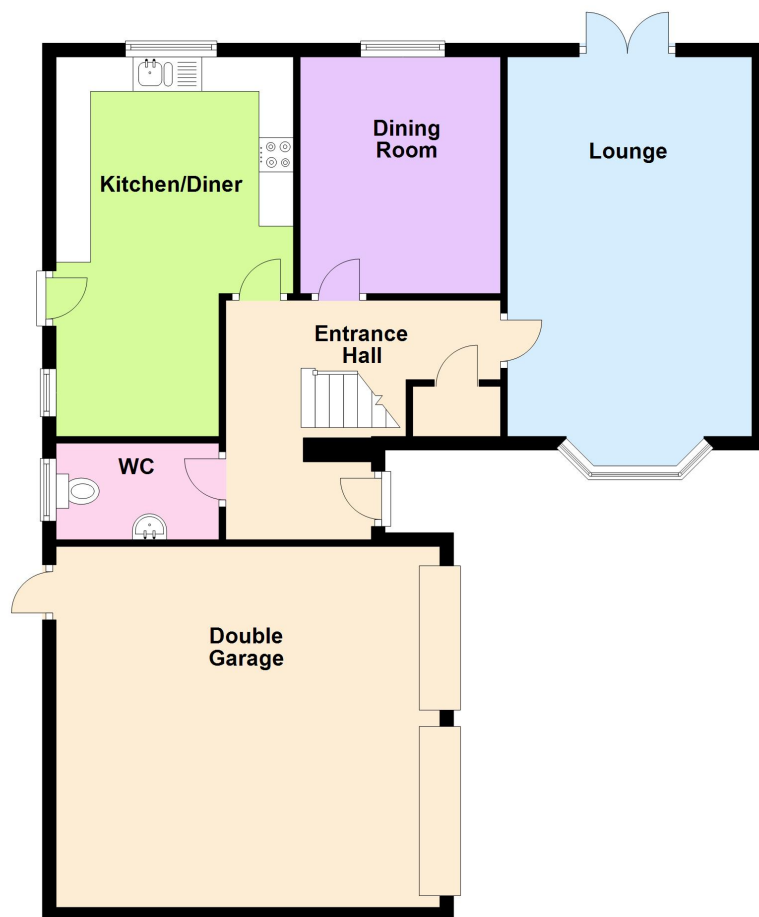


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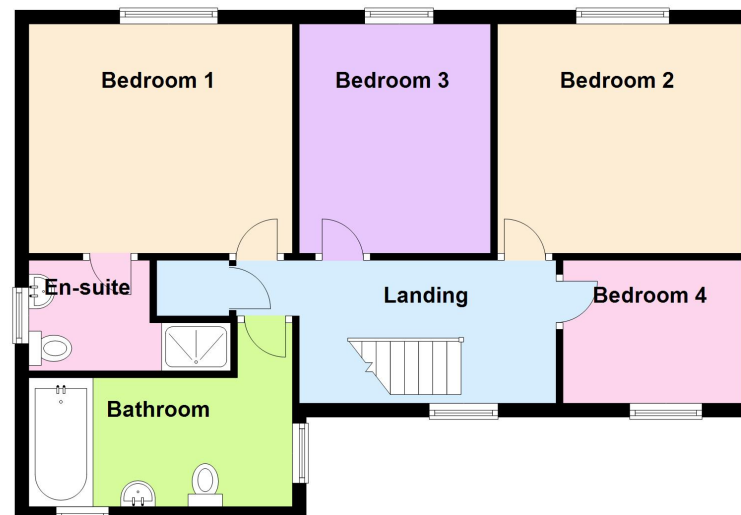
## Ground Floor

Approx. 92.7 sq. metres (997.8 sq. feet)



## First Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



Total area: approx. 155.5 sq. metres (1673.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC