



SHARMAN  
BURGESS Est. 1996  
FOR SALE  
01205 361161

**£265,000**

25 Bert Allen Drive, Old Leake, Boston, Lincolnshire PE22 9LG

**SHARMAN BURGESS**

**25 Bert Allen Drive, Old Leake, Boston,  
Lincolnshire PE22 9LG  
£265,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having a partially obscure glazed entrance door, wood effect laminate flooring, radiator, coved cornice, ceiling light point, additional wall light points, telephone point, staircase leading off.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, extended tiled splashback to sink area, wood effect laminate flooring, heated towel rail, obscure glazed window to front, ceiling light point.

A highly impressive detached family home situated on a corner plot within accommodation comprising an entrance hall, ground floor cloakroom, lounge, dining room, sun room, modern kitchen, breakfast room and utility room. To the first floor are four bedrooms, with en-suite shower room to bedroom one and a family bathroom. Further benefits include a garage, driveway, enclosed garden to the rear and oil fired central heating.



**SHARMAN BURGESS**

### LOUNGE

19' 9" (maximum into bay window) x 11' 3" (maximum)  
(6.02m x 3.43m)

Having feature bay window to front aspect, additional window to side aspect, wood effect laminate flooring, TV aerial point, radiator, coved cornice, two ceiling light points, fitted Firebox multi fuel burner with tiled inset, hearth and display surround. Archway through to: -

### DINING ROOM

12' 2" x 8' 10" (3.71m x 2.69m)

Having a continuation of the wood effect laminate flooring, coved cornice, ceiling light point, radiator, door to kitchen, sliding patio doors to: -

### SUN ROOM

13' 0" x 11' 3" (3.96m x 3.43m)

Of brick and uPVC double glazed construction with insulated tiled roof. Having French doors leading to the garden, served by power, radiator, wood effect laminate flooring.

### KITCHEN

11' 8" (maximum) x 8' 4" (maximum) (3.56m x 2.54m)

Having a modern, well appointed kitchen with counter tops, inset stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated four ring electric hob with fume extractor, plumbing for dishwasher, space for standard height fridge or freezer, integrated oven and grill with combination microwave oven above, wood effect laminate flooring, window to rear aspect, ceiling mounted strip light.



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### **BREAKFAST ROOM**

8' 0" x 7' 4" (2.44m x 2.24m)

Having wood effect laminate flooring, radiator, ceiling light point, sliding patio doors to rear garden, door to: -

### **UTILITY ROOM**

8' 0" x 6' 8" (2.44m x 2.03m)

Having wood effect laminate flooring, counter top, stainless steel sink with mixer tap, base level storage units, plumbing for automatic washing machine, space for twin height fridge freezer, radiator, ceiling mounted strip light access to roof space, window to side aspect, personnel door to garage.

### **FIRST FLOOR LANDING**

Having window to side aspect, ceiling light point, built-in linen cupboard with slatted shelving within.

### **BEDROOM ONE**

11' 5" (maximum) x 11' 4" (maximum) (3.48m x 3.45m)

Having window to front aspect, radiator, ceiling light point, wardrobes (which the vendor informs the agent will be included within the sale).

### **EN-SUITE SHOWER ROOM**

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit, push button WC, shower cubicle with wall mounted mains fed shower within and bi-fold shower screen, radiator, extractor fan, ceiling light point, obscure glazed window.

### **BEDROOM TWO**

11' 4" (maximum) x 10' 4" (maximum) (3.45m x 3.15m)

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





### **BEDROOM THREE**

7' 6" x 7' 1" (2.29m x 2.16m)

Having wood effect laminate flooring, ceiling light point, radiator, window to rear aspect.

### **BEDROOM FOUR**

8' 2" (maximum) x 7' 3" (maximum) (2.49m x 2.21m)

Having window to front aspect, wood effect laminate flooring, ceiling light point.

### **FAMILY BATHROOM**

Being fitted with a modern three piece suite comprising panelled bath with mixer tap and wall mounted Mira electric shower above and fitted screen, push button WC with concealed cistern, wash hand basin with mixer tap and vanity unit, tiled splashbacks, radiator, ceiling light point, extractor fan, access to roof space.

### **EXTERIOR**

The property occupies a corner plot and is approached over a dropped kerb leading to a tarmac driveway which provides off road parking to the front of the property as well as vehicular access to the garage. The front garden is predominantly laid to lawn with flower and shrub borders.

### **SINGLE GARAGE**

17' 5" x 8' 3" (5.31m x 2.51m)

Having remote controlled electric door, served by power and lighting, housing the floor mounted Worcester combination oil central heating boiler.



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### REAR GARDEN

The property benefits from an enclosed rear garden initially comprising a paved patio seating area providing entertaining space, leading to a central lawned section with well stocked flower and shrub borders. The garden is fully enclosed by fencing, served by external tap and lighting and houses the oil tank.

### SERVICES

Mains water, electricity and drainage are connected to the property. The property is served by oil fired central heating.

### REFERENCE

28082024/28123763/LAW



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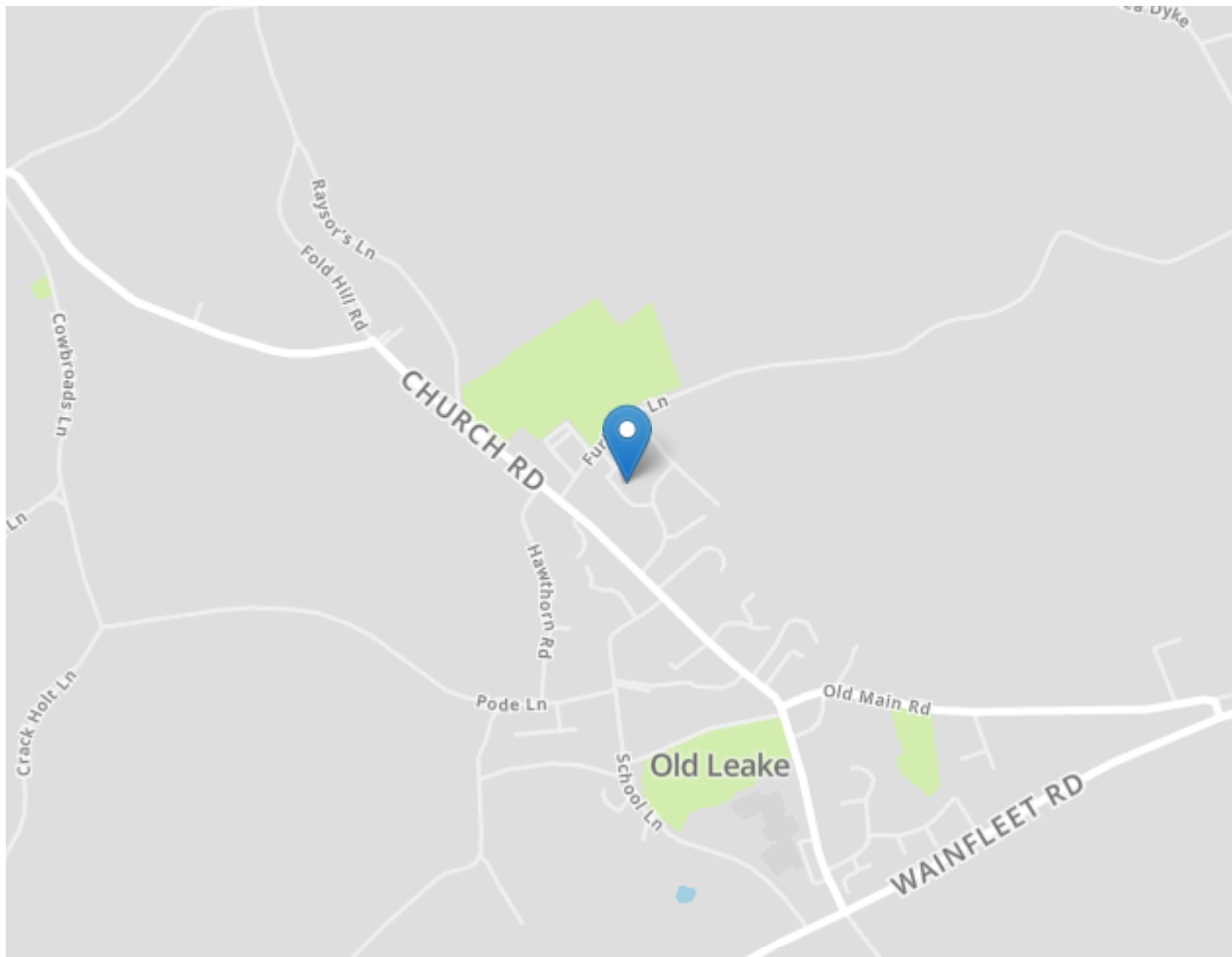
## AGENT'S NOTES

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.

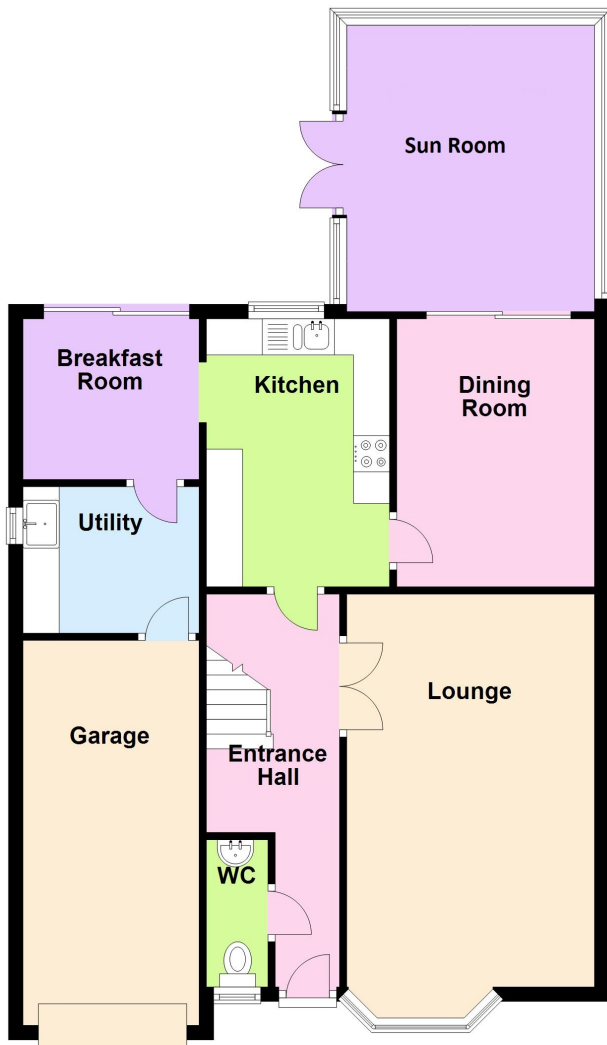
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

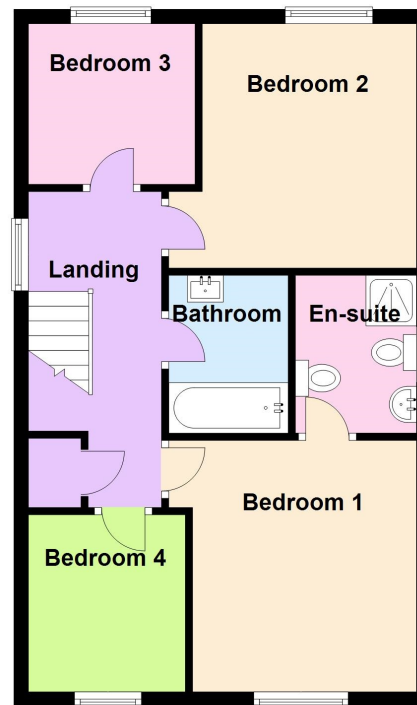


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 88.6 sq. metres (953.5 sq. feet)



**First Floor**  
Approx. 49.8 sq. metres (535.8 sq. feet)



Total area: approx. 138.4 sq. metres (1489.4 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>		75
(55-68)	<b>D</b>	60	
(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	