



£145,000

19 Mary Lovell Way, Stickney, Boston, Lincolnshire PE22 8BF

SHARMAN BURGESS

**19 Mary Lovell Way, Stickney, Boston,
Lincolnshire PE22 8BF
£145,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed front entrance door, ceiling light point, door to: -

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, wash hand basin with mixer tap and tiled splashback and vanity unit beneath, radiator, ceiling light point, extractor fan.

A well presented, modern end of terrace property situated in the highly sought after village of Stickney. Accommodation comprises an entrance hall, ground floor cloakroom, lounge, kitchen diner, two bedrooms to the first floor and a family bathroom. Further benefits include a driveway, enclosed approximately westerly facing rear garden, oil central heating and uPVC double glazing.



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LOUNGE

15' 3" (maximum) x 13' 8" (maximum including staircase) (4.65m x 4.17m)

Having window to front elevation, radiator, ceiling light point, TV aerial point, staircase leading off, wall mounted Hive central heating thermostat.

KITCHEN DINER

13' 7" x 9' 1" (4.14m x 2.77m)

Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, oven and grill, four ring electric hob with illuminated fume extractor above, plumbing for automatic washing machine, plumbing for dishwasher, floor mounted Grant oil central heating boiler, French doors leading to the rear garden, window to rear elevation, radiator, two ceiling light points.

FIRST FLOOR LANDING

Having access to loft space, radiator.

BEDROOM ONE

11' 9" (taken into entrance area) x 11' 8" (measurement taken to built-in wardrobes) (3.58m x 3.56m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobes to the majority of one wall with hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

11' 4" (maximum) x 8' 6" (maximum including recess) (3.45m x 2.59m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobe with hanging rail and shelving within, built-in airing cupboard housing the hot water cylinder.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted mains fed shower above and fitted shower screen, extended tiled splashback, push button WC, pedestal wash hand basin, walls tiled to approximately half height, heated towel rail, electric shaver point, wall mounted mirror, ceiling light point, extractor fan, obscure glazed window to side elevation.

EXTERIOR

To the front and side of the property is hardstanding providing driveway and parking space.

REAR GARDEN

Enjoying an approximate westerly facing aspect and being laid to paved seating areas and a section of lawn. The garden houses a timber shed and the oil tank. The garden is fully enclosed by fencing and served by outside power and lighting.

SERVICES

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

REFERENCE

21032026/30038484/HUN



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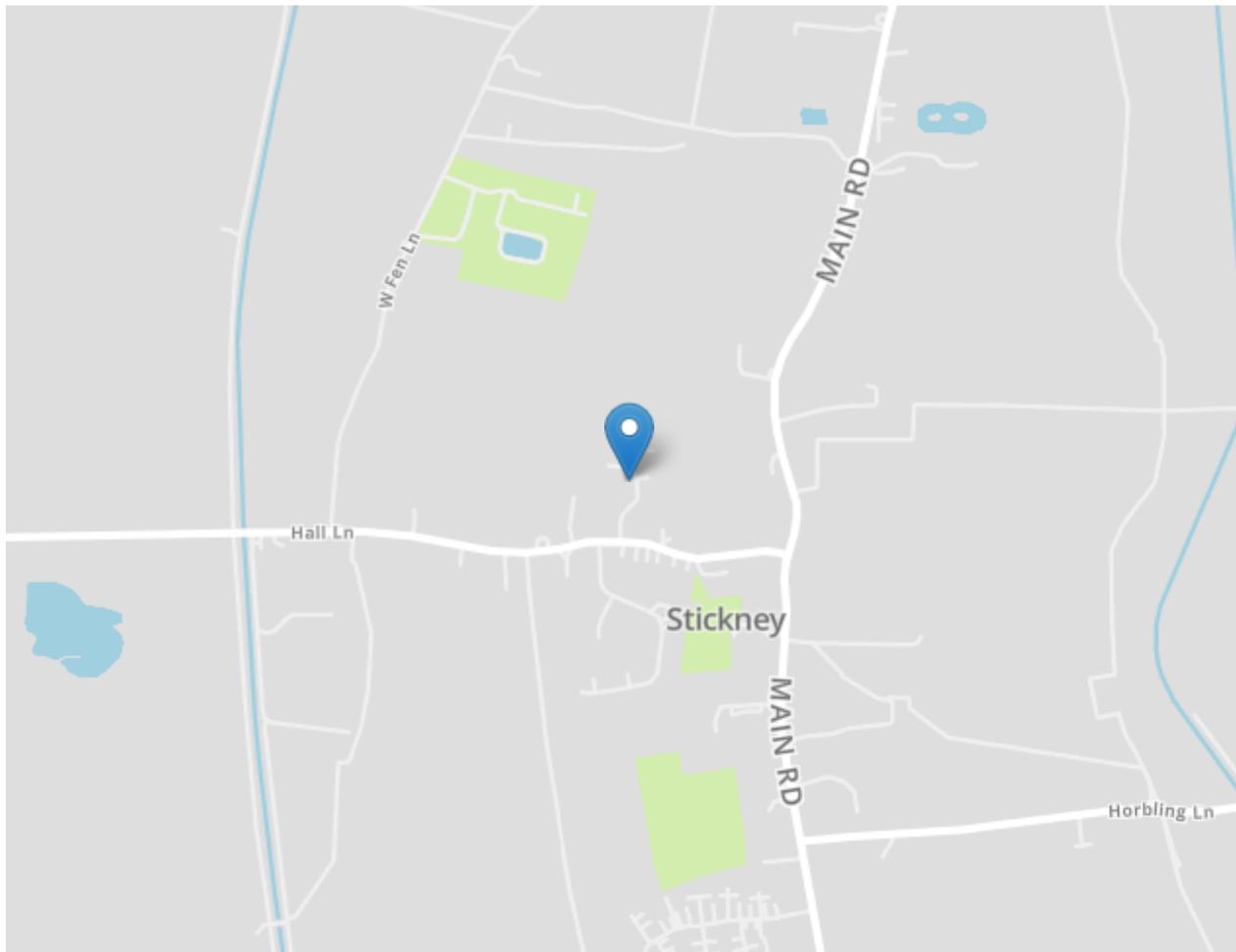
AGENT'S NOTES

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.

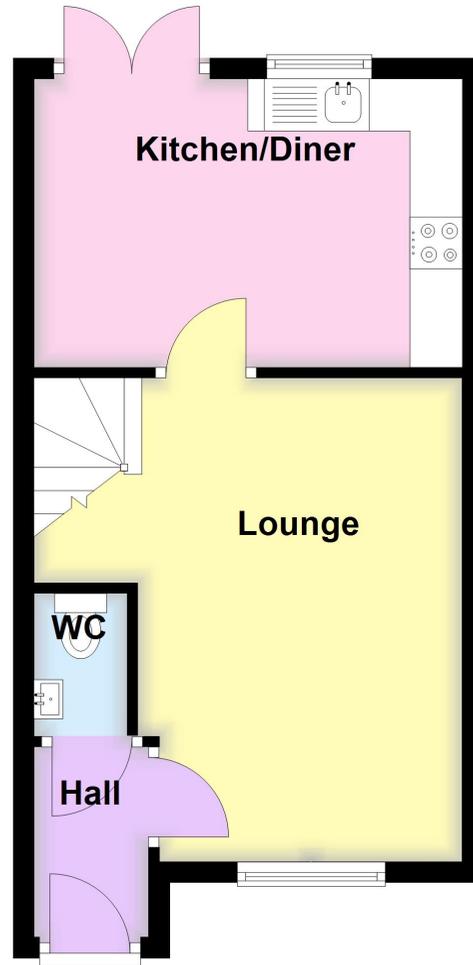
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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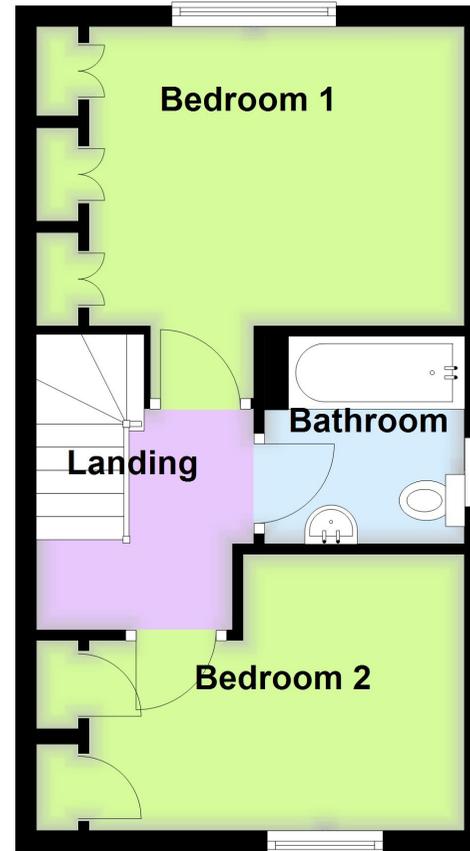
Ground Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.1 sq. feet)



Total area: approx. 63.0 sq. metres (677.7 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 93 |
| (81-91) | B | | |
| (69-80) | C | 77 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | | EU Directive 2002/91/EC |