



**£269,950**

4 Thorlby Haven, Bicker, Boston, Lincolnshire PE20 3DD

**SHARMAN BURGESS**









A good sized three bedroomed detached family house situated within the highly sought after village of Bicker, being offered for sale with NO ONWARD CHAIN. Accommodation includes a lounge, dining room, conservatory, breakfast kitchen, utility room and en-suite shower room to master bedroom. Garage and enclosed rear garden. Gas central heating. uPVC double glazed windows and doors.

**ACCOMMODATION**

**ENTRANCE HALL**

Entered via a uPVC double glazed front entrance door and having radiator, telephone point, digital central heating programmer, staircase leading off with built-in storage cupboard beneath.

**LOUNGE**

16' 8" (maximum including bay window) x 11' 11" (5.08m x 3.63m)  
With feature fireplace incorporating electric fire, two radiators, TV aerial point, obscure glazed panelled double doors leading to: -

**DINING ROOM**

11' 0" x 9' 9" (3.35m x 2.97m)  
Having radiator and uPVC double glazed French doors leading to: -

**CONSERVATORY**

12' 4" x 8' 7" (3.76m x 2.62m)  
Of brick and uPVC double glazed construction, with French doors leading to the rear garden.

**BREAKFAST KITCHEN**

15' 6" (maximum) x 10' 4" (maximum) (4.72m x 3.15m)  
Having fitted work surfaces complimented by tiled splashbacks and incorporating inset single drainer stainless steel sink unit, range of base cupboards and drawers complimented by matching wall mounted cupboards having concealed work surface lighting beneath, integrated gas hob with pull out fume extractor above and electric oven beneath, space for tall fridge freezer, tiled floor, radiator, recessed spotlighting to ceiling, uPVC double glazed French doors leading to rear garden.

**UTILITY ROOM**

7' 0" x 5' 0" (2.13m x 1.52m)  
Having fitted work surface with tiled splashback and storage cupboard beneath, plumbing and space for automatic washing machine and space for tumble dryer, matching wall mounted cupboard, tiled floor, extractor fan, uPVC double glazed rear entrance door.

**CLOAKROOM**

Having WC, corner hand basin with tiled splashback, radiator, tiled floor.

**STAIRS & LANDING**

Having access to roof space, built-in airing cupboard housing the hot water cylinder with immersion heater.

**BEDROOM ONE (FRONT)**

11' 11" x 11' 11" (maximum) (3.63m x 3.63m)  
Having radiator, telephone point.

**EN-SUITE SHOWER ROOM**

Having tiled shower cubicle with built-in mixer shower, pedestal hand basin with tiled splashback, WC, radiator, electric shaver point, extractor fan.

**BEDROOM TWO (REAR)**

11' 1" x 9' 11" (excluding door recess) (3.38m x 3.02m)  
Having radiator.

**BEDROOM THREE (REAR)**

8' 3" (maximum) x 7' 11" (maximum) (2.51m x 2.41m)  
Having radiator.

**FAMILY BATHROOM**

8' 5" x 6' 3" (2.57m x 1.91m)  
Having partially tiled walls and being fitted with a three piece suite comprising panelled bath with mixer tap and shower hose fitment, wash basin set in table fitment, WC, radiator, electric shaver point, extractor fan.

**EXTERIOR**

The property is approached over a gravelled driveway which provides off road parking space as well as access to the garage. A small covered front entrance is served by a wall mounted exterior light and the gardens are principally laid to lawn incorporating a selection of shrubs.

**ATTACHED GARAGE**

17' 3" (maximum) x 8' 9" (maximum) (5.26m x 2.67m)  
Having up and door, electric light, power points, cold water tap, access to loft space, Ideal wall mounted gas central heating boiler.

A side path and gate provide access to an approximately south easterly facing rear garden, principally laid to lawn with borders and beds stocked with a variety of plants, shrubs and specimen trees. There is a block paved patio providing seating and entertaining space. The garden enjoys the benefit of being fully enclosed and is served by outside lighting and a timber garden shed.

**SERVICES**

Mains gas, electricity, water and drainage are connected. The property is served by a gas central heating system and is fitted with uPVC double glazed windows and doors. The property also features coved ceilings throughout.

**REFERENCE**

14012026/29894994/HOW

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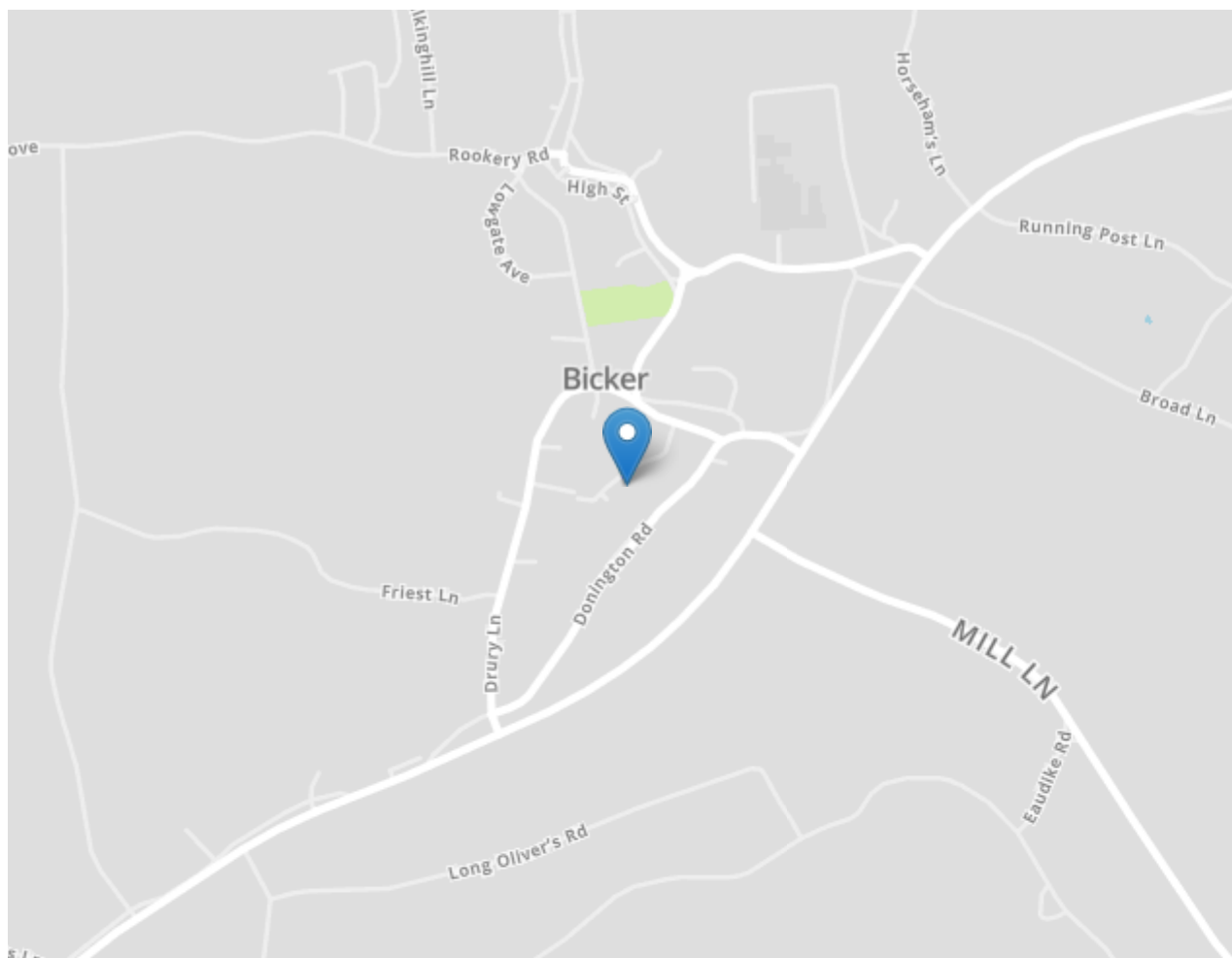
## AGENT'S NOTES

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.

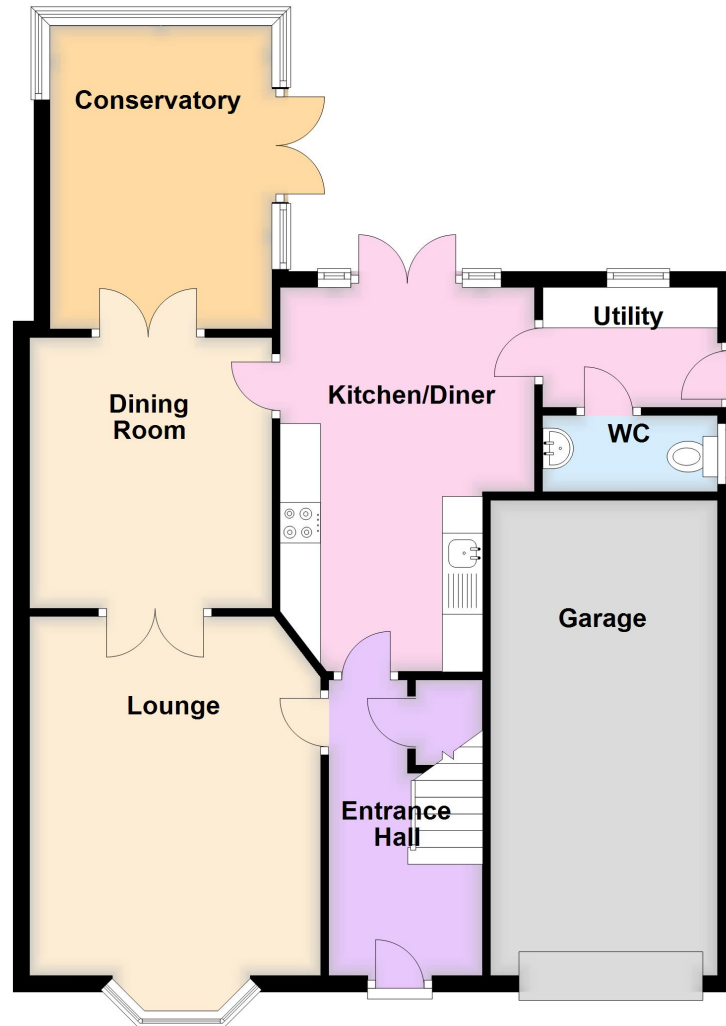


**SHARMAN BURGESS**



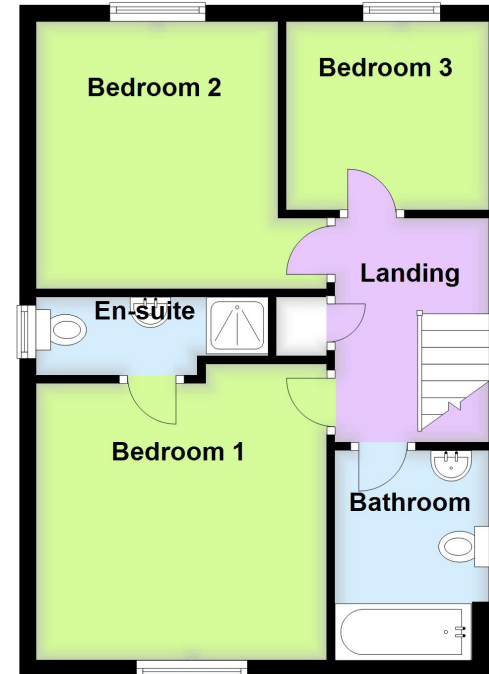
## Ground Floor

Approx. 81.2 sq. metres (874.4 sq. feet)



## First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Total area: approx. 125.7 sq. metres (1352.6 sq. feet)

**SHARMAN  
BURGESS** Est 1996

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