



£220,000

102 Wyberton West Road, Boston, Lincolnshire PE21 7JS

SHARMAN BURGESS

**102 Wyberton West Road, Boston,
Lincolnshire PE21 7JS
£220,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, wood effect tiled flooring, radiator, ceiling light point, feature Oak staircase leading off.

LOUNGE

19' 1" (excluding bay window) x 11' 9" (maximum) (5.82m x 3.58m)
Having wood effect tiled flooring, two radiators, two ceiling light points, TV aerial point.

An extended detached family home with detached sauna building set within the approximate south facing rear garden, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, large open plan kitchen diner, ground floor cloakroom, rear entrance and utility room, three bedrooms to the first and a family shower room. Further benefits include a block paved driveway, uPVC double glazing, gas central heating, large approximate south facing rear garden and aforementioned sauna.



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OPEN PLAN KITCHEN DINER

21' 6" (maximum taken at the longest point) x 18' 3" (maximum taken at the widest point) (6.55m x 5.56m)

A spacious open plan room providing seating, dining and kitchen areas. The kitchen comprises solid wooden work surfaces with inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob with illuminated fume extractor above, wall mounted Vaillant combination gas central heating boiler, two windows to side elevation, ceiling mounted lighting, wood effect tiled flooring throughout the room. The dining room benefits from a radiator and an archway leads to an:-

ADDITIONAL STORAGE AREA

10' 10" x 3' 6" (3.30m x 1.07m)

Having space for twin height fridge freezer.

REAR ENTRANCE LOBBY

6' 3" x 6' 2" (1.91m x 1.88m)

Having rear entrance door, wood effect tiled flooring, radiator, ceiling mounted lighting.

UTILITY ROOM

7' 0" x 6' 2" (2.13m x 1.88m)

Having wood effect tiled flooring, window to rear elevation, ceiling recessed lighting, plumbing for automatic washing machine, space for condensing tumble dryer.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, wood effect tiled flooring, radiator, obscure glazed window to side elevation, ceiling mounted lighting.



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FIRST FLOOR LANDING

Having window to side elevation, ceiling light point.

BEDROOM ONE

12' 3" (maximum including built-in wardrobes) x 10' 10" (3.73m x 3.30m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobes with hanging rails within and sliding doors.

BEDROOM TWO

12' 1" (maximum) x 12' 3" (maximum including chimney breast and entrance area) (3.68m x 3.73m)

Having window to front elevation, radiator, ceiling light point.

BEDROOM THREE

9' 1" (maximum) x 7' 3" (maximum including stair bulk head) (2.77m x 2.21m)

Having window to front elevation, radiator, ceiling light point.

FAMILY SHOWER ROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower and additional ceiling mounted shower head within and fitted shower screen, push button WC, tiled flooring, extended tiled splashbacks, ceiling light point, obscure glazed window to rear elevation, heated towel rail.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides off road parking.

REAR GARDEN

The property benefits from a large approximately south facing garden which provides great outdoor space. The garden is predominantly laid to lawn, with a mixture of fencing and hedging to the boundaries. The garden houses a timber garden shed and is served by outside lighting.

To the rear of the garden, an additional building houses a sauna with wood fired heater and seating for numerous people within, washing and shower areas and a relaxing seating area.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

07112025/29694371/KAN



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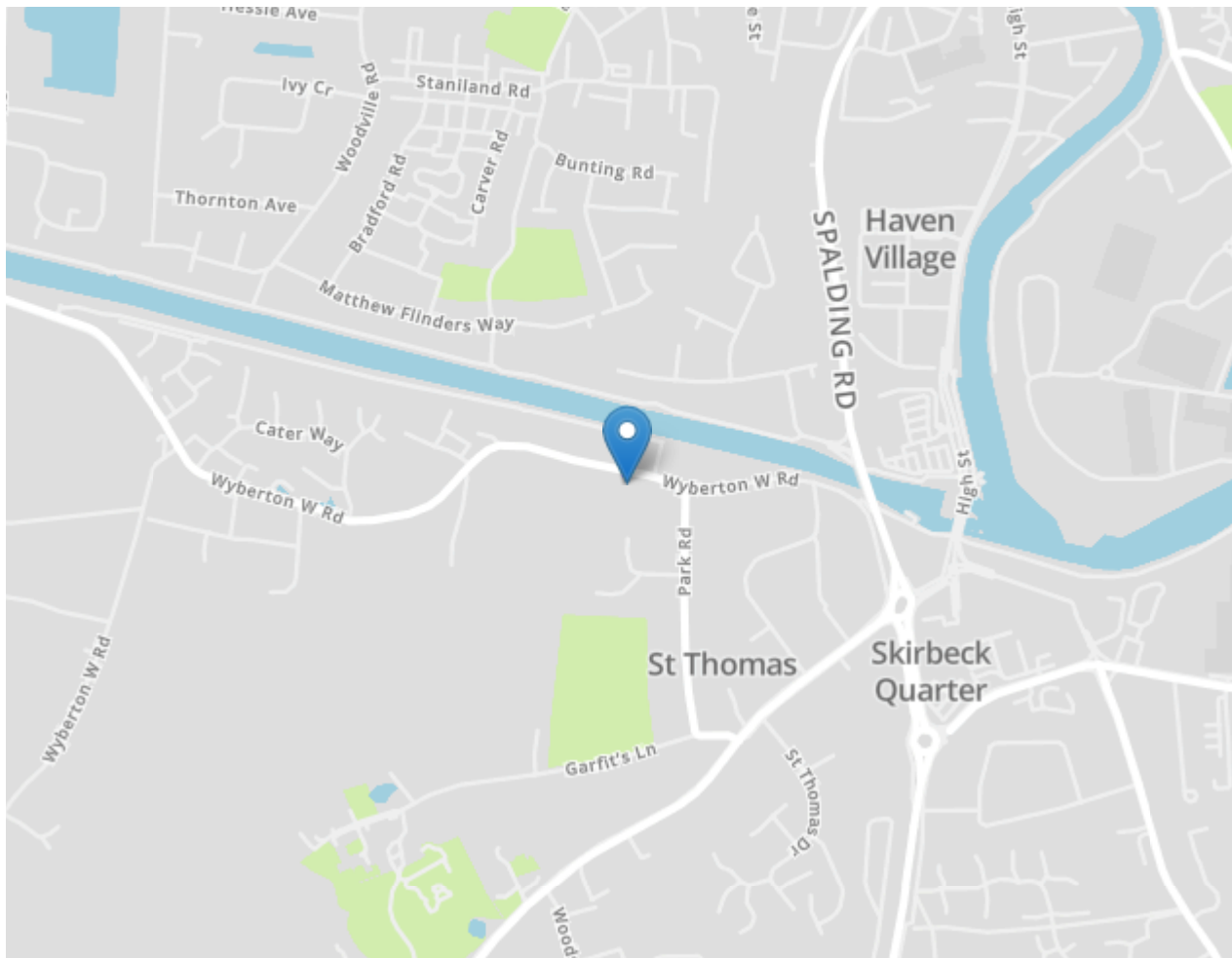
AGENT'S NOTES

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.

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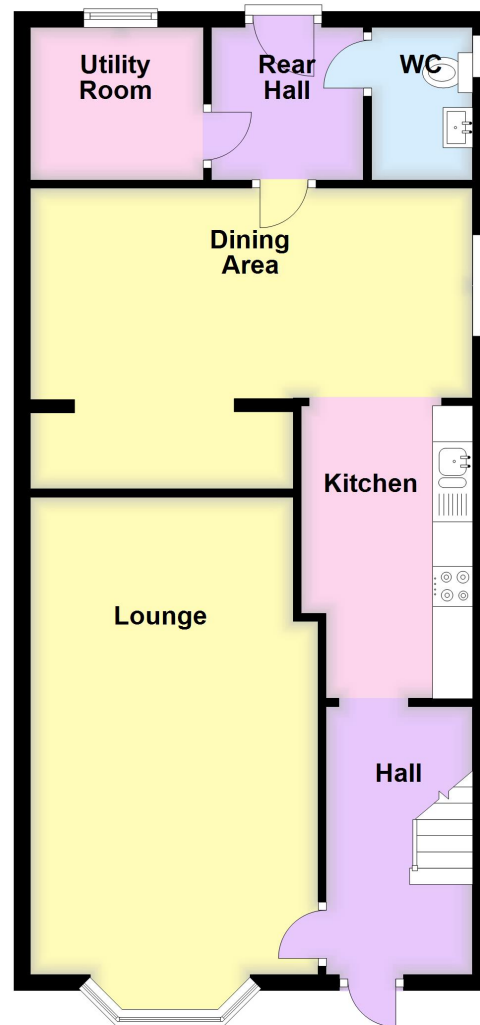
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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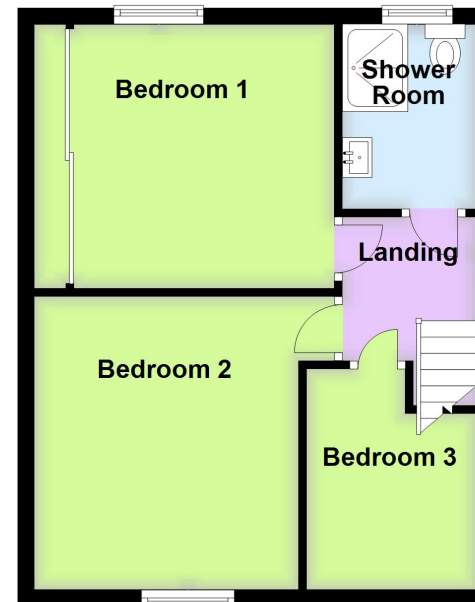
Ground Floor

Approx. 66.0 sq. metres (710.9 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 105.2 sq. metres (1132.2 sq. feet)

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t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk

