



£139,950

27 Granville Avenue, Wyberton, Boston, Lincolnshire PE21 7BY

SHARMAN BURGESS

**27 Granville Avenue, Wyberton, Boston,
Lincolnshire PE21 7BY
£139,950 Freehold**

ACCOMMODATION

LOUNGE DINER

24' 8" (maximum into bay window) x 14' 11" (7.52m x 4.55m)

Having a feature bay window to the front aspect, sliding door leading to the rear, two radiators, coved cornice and two ceiling light points. TV aerial point, wiring for satellite TV, living flame gas fire with hearth. Telephone point and stairs leading off. Under stairs storage cupboard with electric meter and window to the side aspect within.

Having a good sized detached double garage situated to the rear with electric roller door, this three bedroom semi detached property sits within a popular residential location and is offered for sale with NO ONWARD CHAIN. Accommodation comprises an open plan lounge/diner, kitchen, ground floor bathroom with three independent bedrooms to the first floor. The property benefits from gas central heating and large driveway providing ample off road parking.



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KITCHEN

10' x 7' 3" (3.05m x 2.21m)

Having roll edged work surfaces with tiled splash backs, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units including glazed display cabinet. Breakfast bar with radiator beneath, space for standard height fridge or freezer, integrated oven and five ring gas hob with illuminated stainless steel fume extractor above, plumbing for automatic washing machine, tiled flooring, ceiling light point, archway through to:-

REAR ENTRANCE LOBBY

Having an obscured glazed door leading to the rear garden, ceramic tiled flooring, built in cloak cupboard with overhead storage locker.

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted mains fed shower above, pedestal wash hand basin with mixer tap, WC . Heated towel rail, fully tiled walls, extractor fan, ceiling light point, obscure glazed window to side aspect.

FIRST FLOOR LANDING

Having window to side aspect and ceiling light point.

BEDROOM ONE

11' 3" (maximum to built in wardrobe) x 9' 8" (3.43m x 2.95m)
Having window to front aspect, radiator, ceiling light point, range of built-in wardrobes with sliding doors and hanging rails within and overhead storage lockers.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 10" x 7' 3" (measurement includes chimney breast) (3.91m x 2.21m)

Having window to rear aspect, radiator, ceiling light point, wall mounted Viessmann gas central heating boiler.

BEDROOM THREE

9' 10" (maximum including stair bulkhead) x 7' 4" (3.00m x 2.24m)

Having window to the rear aspect, radiator, ceiling light point, access to the roof space.

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which extends to side of the property providing off road parking and leading to a larger hard standing area to the rear which provides additional parking and turning space for numerous vehicles. The driveway is served with security lighting and gives access to:-

DETACHED DOUBLE GARAGE

17' 8" x 15' 1" (5.38m x 4.60m)

With electric roller door, served by two ceiling mounted fluorescent strip lights.

Adjoining store with ceiling mounted strip lighting.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

12022024/27272398/HER



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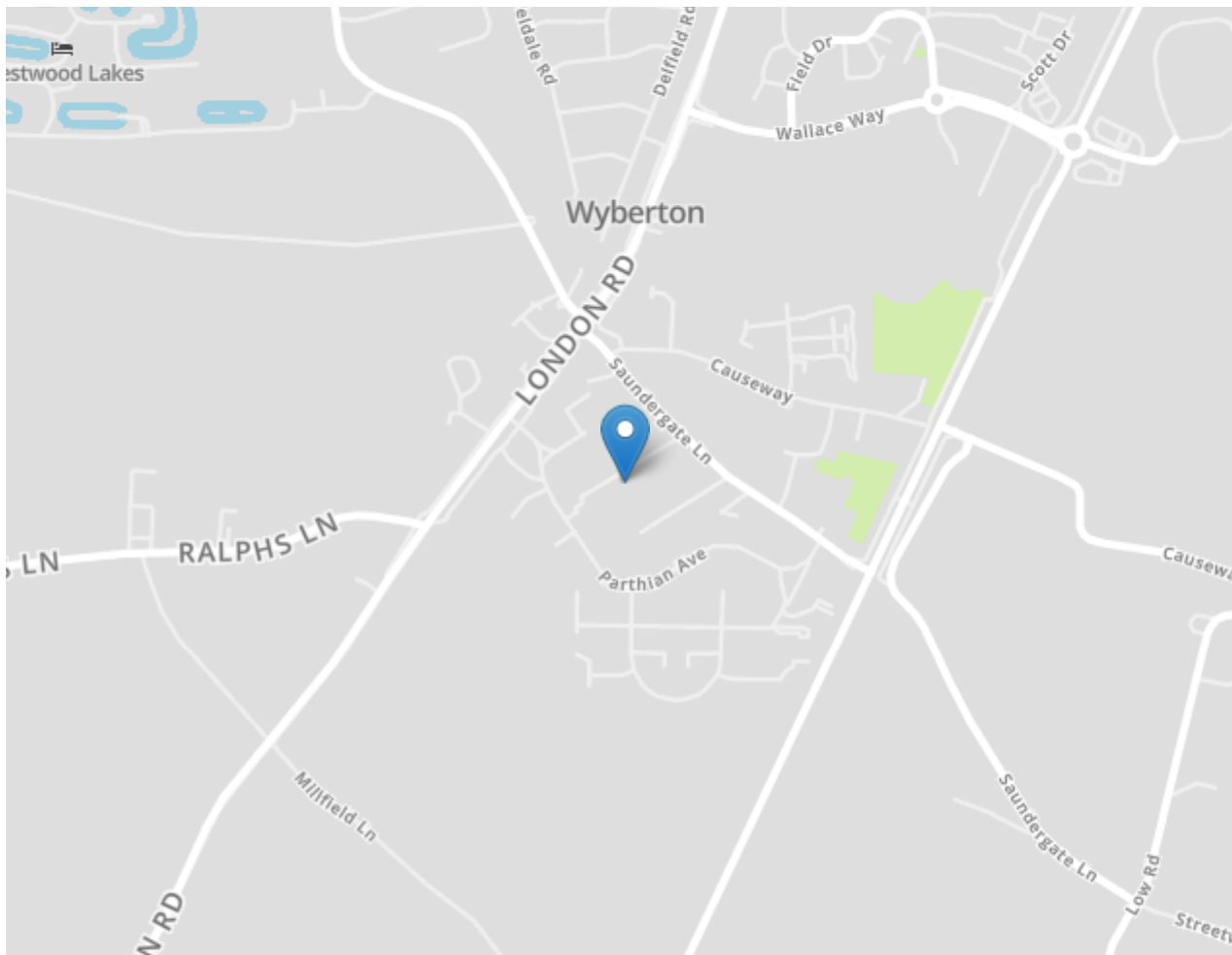
AGENT'S NOTES

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.

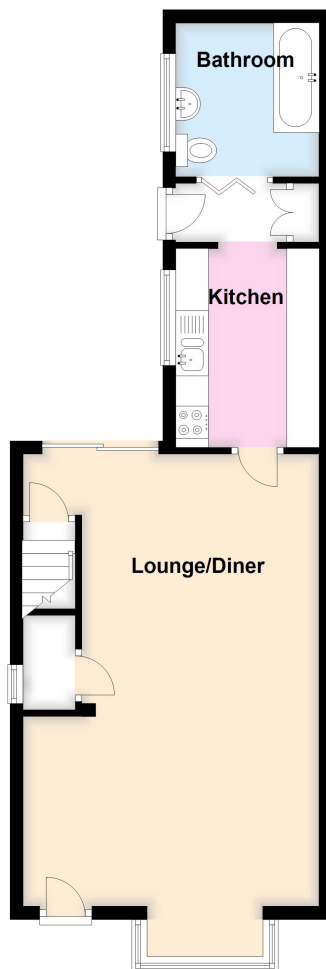
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

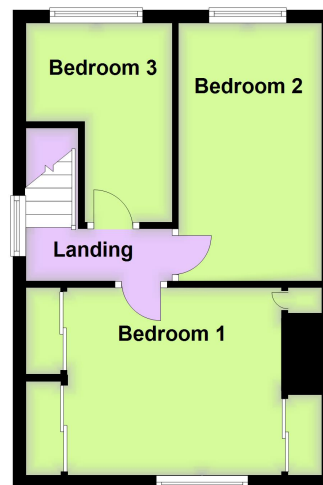


SHARMAN BURGESS

Ground Floor
Approx. 46.7 sq. metres (502.9 sq. feet)



First Floor
Approx. 31.5 sq. metres (339.2 sq. feet)



Total area: approx. 78.2 sq. metres (842.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC