



£399,950

1 Field Drive, Wyberton, Boston, Lincolnshire PE21 7NG

SHARMAN BURGESS

**1 Field Drive, Wyberton, Boston,
Lincolnshire PE21 7NG
£399,950 Freehold**

ACCOMMODATIONS

RECEPTION HALL

11' 10" (approx. maximum measurement) x 12' 5" (approx. maximum measurement including staircase)(3.61m x 3.78m)

Having partially glazed front entrance door, staircase rising for first floor landing, radiator, ceiling light point, built-in cloak cupboard with wall mounted coat hooks within.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising WC with concealed cistern, wall mounted wash hand basin with mixer tap and tiled splashback, tiled floor, radiator, ceiling light point, extractor fan.

A large modern, detached property having extremely generous living accommodation comprising a reception hall, ground floor cloakroom, office/playroom, open plan kitchen diner, utility room and a lounge. To the first floor are five bedrooms, two of which have their own en-suite facilities and there is a further four piece family bathroom. Further benefits include a driveway to the rear and double garage, gardens, gas central heating and uPVC double glazing.



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LOUNGE

19' 8" (maximum measurement) x 12' 6" Maximum measurement including ornamental chimney breast) (5.99m x 3.81m)

Having windows to front aspect, French doors leading to the rear garden, two radiators, two ceiling light points, TV aerial point, satellite TV point, telephone point.

STUDY/PLAYROOM

10' 9" x 11' 9" (3.28m x 3.58m) (both maximum measurements)
Having windows to front aspect, two radiators, ceiling light point, fitted desk space and seating for approximately three people, each served by pop up USB points.

KITCHEN DINER

19' 2" x 14' 9" (5.84m x 4.50m) (both maximum measurements)
A large open plan kitchen comprising counter tops with matching upstands, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, an extensive range of base level storage units, drawer units and matching eye level wall units, integrated appliances including built-in fridge and freezer, twin ovens and grills, five ring gas hob and illuminated stainless steel fume extractor above, waist height integrated microwave oven, integrated dishwasher, further return work surface providing breakfast bar, tiled flooring throughout, ceiling recessed lighting, additional light point above dining table, two radiators, window to side aspect, dual aspect French doors both leading to the rear garden.



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UTILITY ROOM

8' 5" x 7' 4" (2.57m x 2.24m)

Having counter top with matching upstand, stainless steel sink and drainer unit with mixer tap, base level storage units, plumbing for automatic washing machine, space for condensing tumble dryer, tiled floor, ceiling light point, radiator, door to garden, wall mounted Potterton gas central heating boiler, wall mounted electric consumer unit.

FIRST FLOOR LANDING

Having two ceiling light points, access to roof space, radiator, airing cupboard housing the hot water cylinder.

BEDROOM ONE

18' 5" (maximum measurement into entrance area) x 12' 10" (measurement taken to built-in wardrobe) (5.61m x 3.91m)

Having window to rear aspect, radiator, ceiling light point, built-in wardrobes to one wall with mirrored sliding doors and hanging rails and shelving within.

EN-SUITE SHOWER ROOM

7' 1" (maximum measurement taken into shower area) x 6' 7" (maximum measurement) (2.16m x 2.01m)

Having a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, wall mounted storage units and wall mounted mirror with lighting above. Shower cubicle with wall mounted mains fed shower and fitted shower screen. Ceiling recessed lighting, extractor fan, heated towel rail, obscure glazed window.

BEDROOM TWO

12' 7" x 10' 9" (3.84m x 3.28m) (both maximum measurements including built-in wardrobe)

Having two windows to front aspect, two radiators, ceiling light point, built-in wardrobe with sliding mirrored doors and hanging rail and shelving within.



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EN-SUITE SHOWER ROOM

7' 1" (measurement including shower area) x 6' 7" (2.16m x 2.01m)
 Having a three piece suite comprising wash hand basin with mixer tap and vanity units, tiled splashbacks, wall mounted illuminated mirror, push button WC, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen. Tiled floor, heated towel rail, ceiling recessed lighting, extractor fan.

BEDROOM THREE

8' 8" x 13' 10" (2.64m x 4.22m)
 Having two windows to front aspect, two radiators, ceiling light point.

BEDROOM FOUR

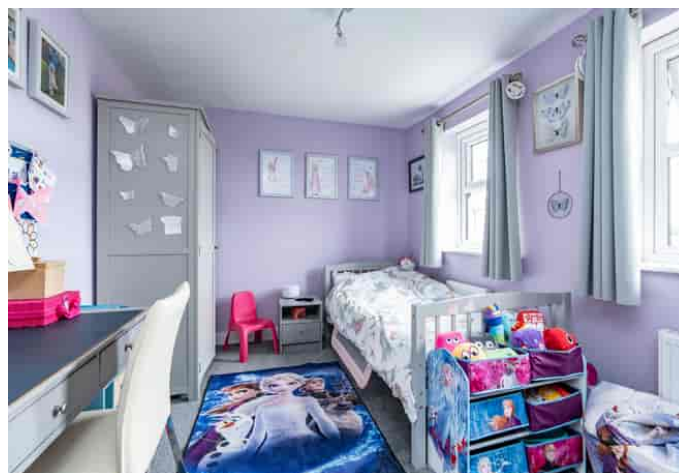
10' 7" x 10' 10" (maximum measurement) (3.23m x 3.30m)
 Having window to rear aspect, radiator, ceiling light point.

BEDROOM FIVE

8' 8" x 8' 3" (2.64m x 2.51m)
 Having window to front aspect, radiator, ceiling light point.

FAMILY BATHROOM

11' 1" (maximum measurement including shower area) x 6' 9" (maximum measurement) (3.38m x 2.06m)
 Having a four piece suite comprising shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, wash hand basin with vanity unit beneath and wall mounted illuminated mirror above, WC with concealed cistern, panelled bath with mixer tap and tiled splashbacks, tiled floor, heated towel rail, ceiling recessed lighting, extractor fan, electric shaver point.



EXTERIOR

To the front of the property is paved access leading to the front garden, with privet hedging and wrought iron railings to the front boundary. Vehicular access is to the rear of the property where there is a driveway providing off road parking as well as access to the double garage.

The rear garden comprises three areas, the first of which is raised decked seating area. The second is a tiered paved section leading to the remainder of the garden which has been adapted by the current Vendor as a children's play area. The Vendor also informs the Agent that, if required, all play equipment can be included within the sale. The garden is fully enclosed and served by power and lighting.

DOUBLE GARAGE

18' 6" x 16' 2" (5.64m x 4.93m)

Of brick and tiled construction. Having two up and over door, served by power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. Prospective purchasers should be aware that there is a service charge of approximately £184 per annum paid to the management company for the upkeep and maintenance of unadopted roadways, walkways and communal areas.

REFERENCE

26350834/24052023/ROS



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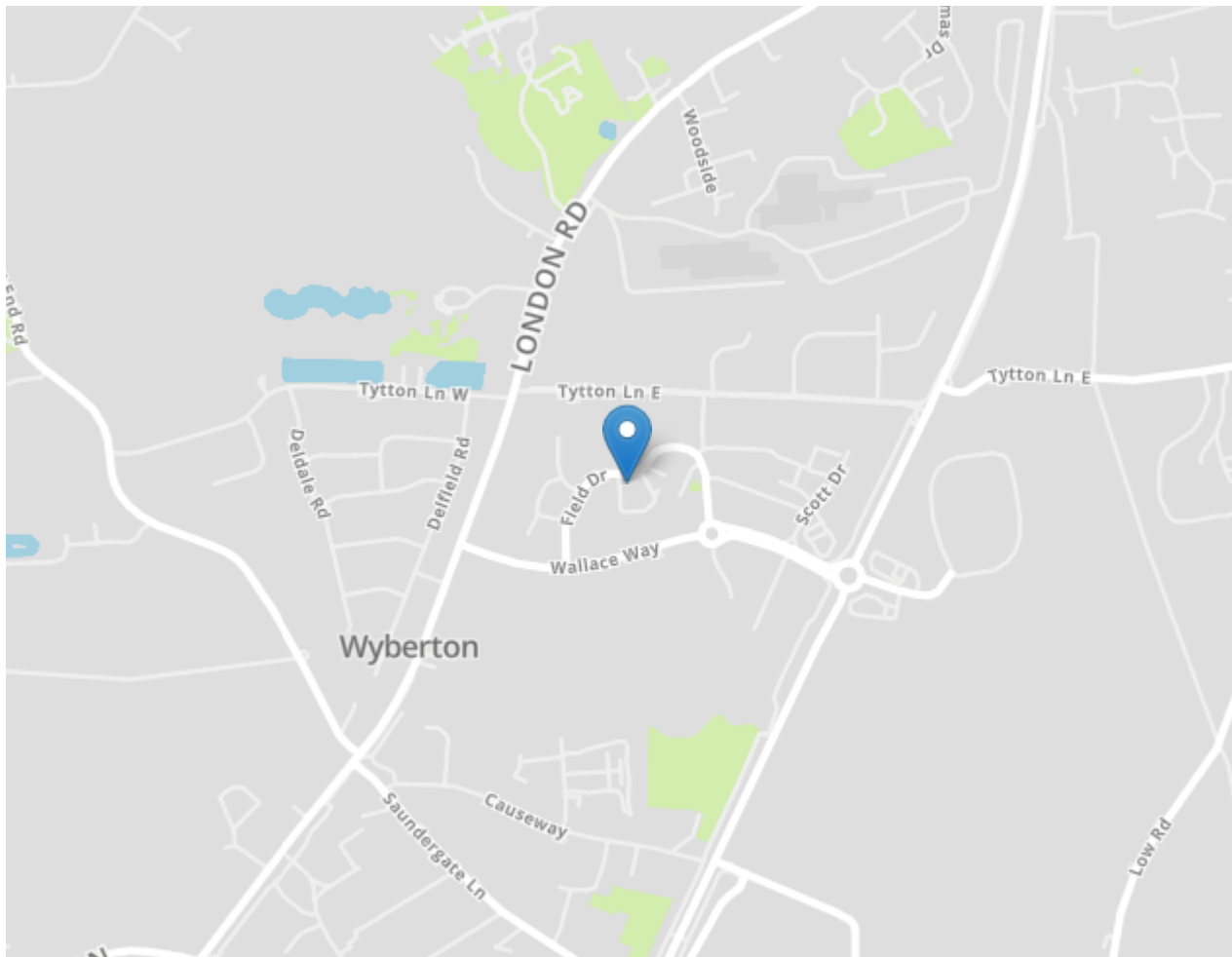
AGENT'S NOTES

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.

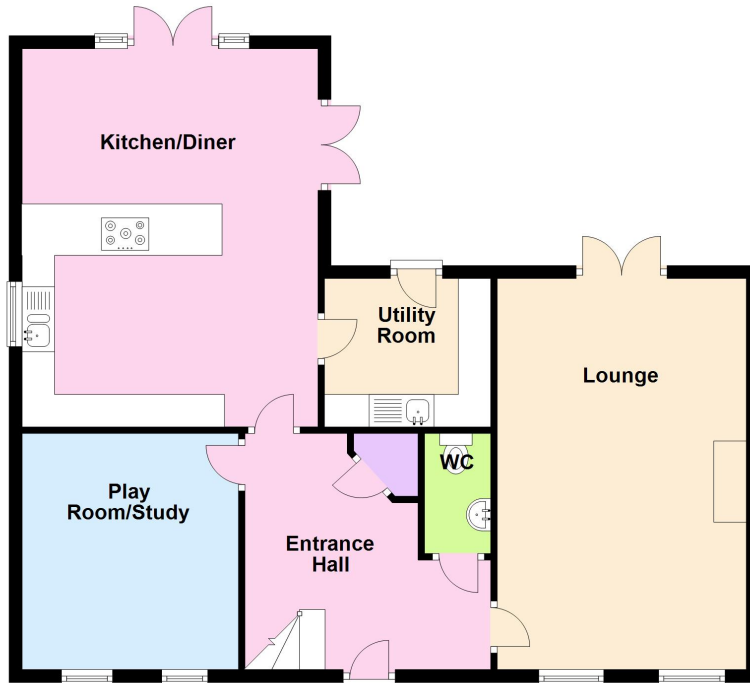
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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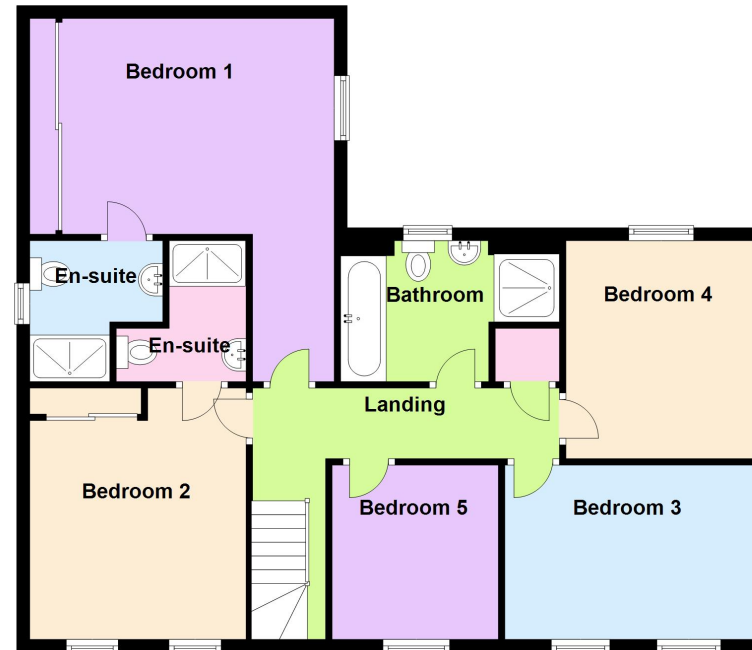
Ground Floor

Approx. 83.2 sq. metres (895.9 sq. feet)



First Floor

Approx. 84.3 sq. metres (907.7 sq. feet)



Total area: approx. 167.6 sq. metres (1803.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(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	