



£189,950

9 Parthian Avenue, Wyberton, Boston, Lincolnshire PE21 7DG

SHARMAN BURGESS

**9 Parthian Avenue, Wyberton, Boston,
Lincolnshire PE21 7DG
£189,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having composite front entrance door, solid wooden flooring, staircase rising to first floor landing, ceiling recessed spotlights, door to: -

LOUNGE

19' 0" x 13' 4" (5.79m x 4.06m)

Having solid wooden flooring, double glazed window to front aspect, ceiling recessed spotlights, fireplace recess with granite surround, door to kitchen, open through to: -

A semi detached property with enclosed gardens, pressed pattern concrete driveway and carport, timber summerhouse and adjoining store all situated in a popular village location. Accommodation comprises an entrance hall, lounge, dining room and modern fitted kitchen with under floor heating to the ground floor. To the first floor are three good sized bedrooms and a three piece family bathroom with jacuzzi style bath. Viewing is highly recommended.



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DINING ROOM

15' 11" x 9' 3" (4.85m x 2.82m)

Having double glazed patio doors to side aspect, double glazed window to rear aspect, continuation of solid wooden floor from the lounge, ceiling recessed spotlights.

KITCHEN

11' 4" x 12' 6" (3.45m x 3.81m)

Having a modern fitted kitchen comprising a range of wall and base level storage units, granite work surfaces with inset sink and mixer tap, integrated double oven, integrated four ring gas hob with stainless steel fume extractor above, integrated dishwasher, integrated automatic washing machine, integrated fridge, ceiling recessed spotlights, radiator, breakfast bar with wine rack, tiled flooring with under floor heating, partly tiled walls, double glazed windows to rear and side aspects, uPVC side entrance door.

FIRST FLOOR LANDING

Having stairs rising from entrance hall, wood laminate flooring, double glazed window to side aspect, ceiling recessed spotlights, access to roof space.

BEDROOM ONE

9' 11" x 13' 6" (3.02m x 4.11m)

Having double glazed window to front aspect, radiator, coved cornice.

BEDROOM TWO

8' 9" x 13' 5" (2.67m x 4.09m)

Having double glazed window to rear aspect, radiator, wood laminate flooring, ceiling recessed spotlights, wardrobe recess.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

9' 11" x 9' 11" (maximum measurement including stair bulkhead) (3.02m x 3.02m)
Having double glazed window to front aspect, radiator, ceiling recessed colour changing spotlights. fitted single bed frame.

BATHROOM

Having a three piece suite comprising panelled corner Jacuzzi style bath with mixer tap and mains fed shower above, low level WC, pedestal wash hand basin. Tiled flooring, fully tiled walls, wall mounted heated towel rail, coved cornice, ceiling recessed spotlights, built-in airing cupboard, double glazed window to rear aspect.

EXTERIOR

To the front, the property benefits from shaped front lawns and a pressed patterned concrete driveway accessed via wrought iron gates providing ample off road parking and vehicular access to the carp port. The front garden expands to the side and rear of the property leading to a: -

TIMBER SUMMERHOUSE

12' 7" x 8' 6" (3.84m x 2.59m)

Served by power and lighting. Door to: -

ADJOINING STORE

The rear garden also comprises a pressed patterned concrete seating area. The property is enclosed by a mixture timber fencing, wrought iron railings and mature hedging to the boundaries.

SERVICES

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

REFERENCE

15012024/27153169/SAU



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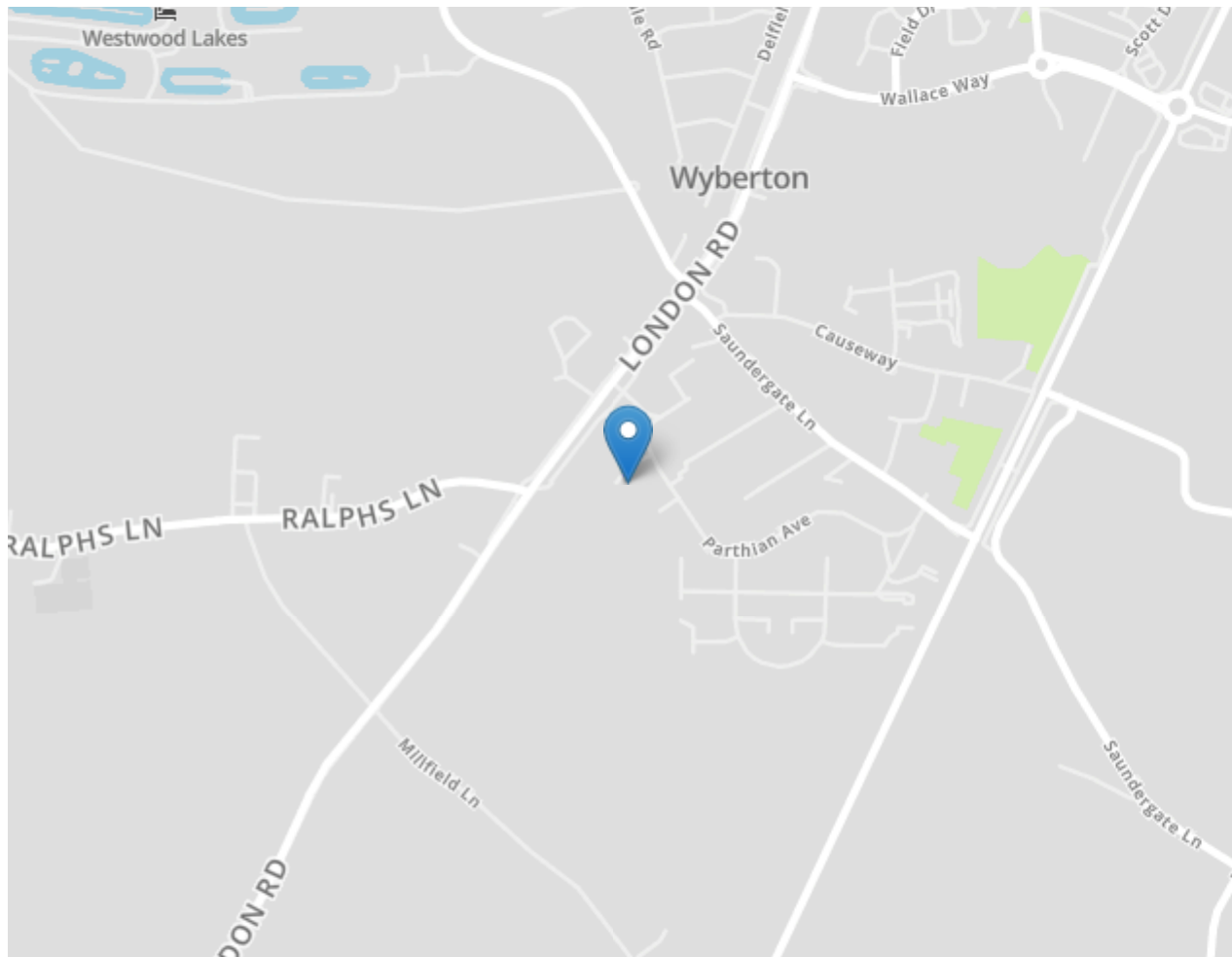
AGENT'S NOTES

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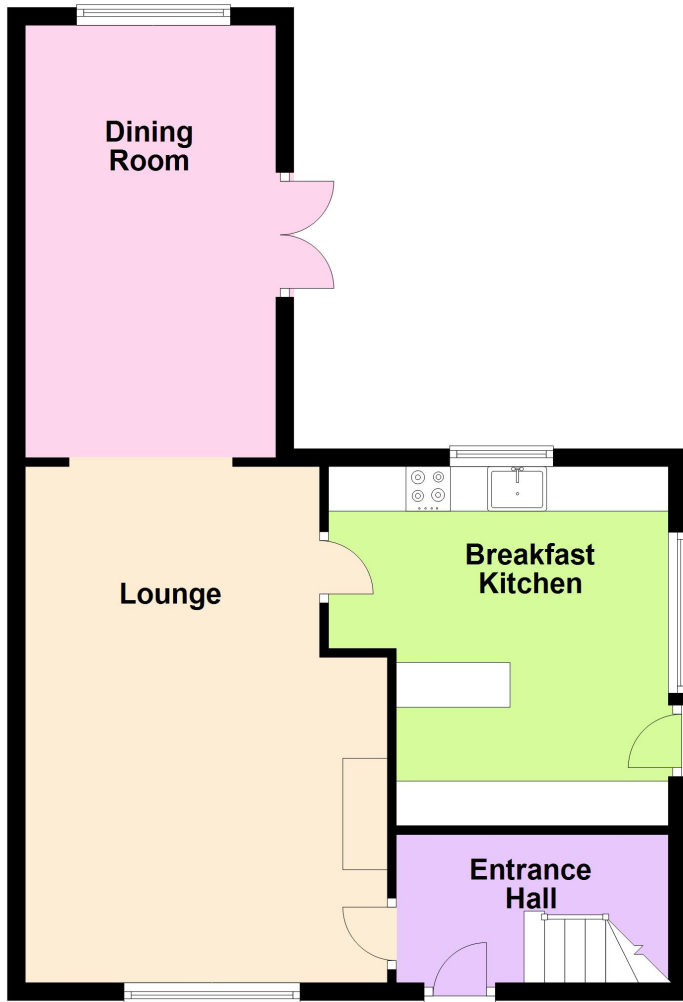
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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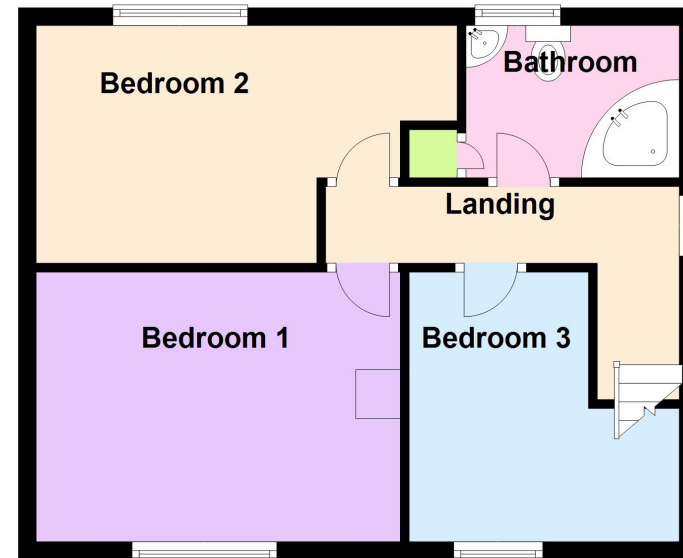
Ground Floor

Approx. 55.7 sq. metres (599.8 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 97.5 sq. metres (1049.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	