



Offers in Region of £325,000

147 Causeway, Boston, Lincolnshire PE21 7BS

SHARMAN BURGESS

**147 Causeway, Boston, Lincolnshire
PE21 7BS**

Offers in Region of £325,000 Freehold

ACCOMMODATION

With a uPVC front entrance door leading into the entrance hall.

ENTRANCE HALL

With covered cornice, radiator, stairs rising to the first floor landing, under stairs storage cupboard, doors to cloakroom, kitchen, lounge diner and study.

GROUND FLOOR CLOAKROOM

With low level WC, pedestal wash hand basin, radiator, fully tiled walls, coved cornice and double glazed window to the front aspect.

A spacious and well presented detached four bedroom house with ample off road parking, single garage and front and rear gardens, situated in the popular and well served village of Wyberton. The accommodation comprises an entrance hall, ground floor cloakroom, study, lounge diner, kitchen, utility room and conservatory. To the first floor are four bedrooms, en-suite to shower room to bedroom one and a family bathroom.



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STUDY

10' 6" x 8' 0" (3.20m x 2.44m)

With a double glazed window to the front aspect, coved cornice and a radiator.

LOUNGE DINER

11' 7" (maximum measurement) x 25' 9" (3.53m x 7.85m)

With double glazed window to the rear aspect, double glazed patio doors leading through to the conservatory, radiator, TV aerial point, coved cornice, ornamental fireplace.

CONSERVATORY

11' 5" (maximum measurement) x 25' 7" (3.48m x 7.80m)

Of brick and uPVC construction with pitched polycarbonate roof. Tiled flooring, radiator, double glazed windows to the side and rear aspects, double glazed patio doors to the rear garden, uPVC personnel door through to the garage.

KITCHEN

12' 0" x 10' 0" (3.66m x 3.05m)

Fitted with a modern range of wall and base level units, areas of work surfaces, space for cooker with extractor hood over, space for standard height fridge freezer, tiled flooring, wall mounted central heating boiler, coved cornice, ceiling recessed spotlights, double glazed window to the side aspect, door leading through to the utility.



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UTILITY ROOM

8' 5" x 6' 7" (2.57m x 2.01m)

With part glazed uPVC side entrance door, double glazed window to the front aspect, wall and base level units, areas of work surface, single bowl sink and drainer with mixer tap, space and plumbing for automatic washing machine, space for condensing dryer, continuation of the tiled flooring from the kitchen, coved cornice, ceiling recessed spotlights.

FIRST FLOOR LANDING

With stairs rising from the entrance hall, coved cornice, loft access, doors to the four bedrooms and bathroom.

BEDROOM ONE

11' 0" x 13' 5" (3.35m x 4.09m)

With coved cornice, double glazed window to rear aspect, radiator, door to en-suite.

EN-SUITE SHOWER ROOM

With double shower cubicle with electric shower within, low level WC, pedestal wash hand basin, wooden flooring, fully tiled walls, double glazed window to the side aspect and a radiator.

BEDROOM TWO

11' 0" x 12' 0" (3.35m x 3.66m)

With a double glazed window to the rear aspect, radiator and coved cornice.

BEDROOM THREE

11' 1" x 11' 8" (3.38m x 3.56m) (both maximum measurements)

With double glazed window to the front aspect, radiator and coved cornice.





BEDROOM FOUR

8' 6" x 10' 2" (2.59m x 3.10m)

With double glazed window to the front aspect, coved cornice and radiator.

BATHROOM

11' 8" x 6' 9" (maximum measurement including airing cupboard) (3.56m x 2.06m)

With a three piece suite comprising a panelled bath with mixer taps and telephone style shower attachment, low level WC, wash hand basin, fully tiled walls, radiator, double glazed window to the front aspect, airing cupboard with slatted shelving within.

EXTERIOR

To the front of the property is a tarmac driveway which provides ample off road parking and turning point as well as access to the single garage. There is a further gravelled area and shaped lawn with a variety of trees, enclosed to the majority by brick wall and fencing. Gated access leads to the rear garden.

SINGLE GARAGE

18' 2" x 8' 6" (5.54m x 2.59m)

With up and over door to the front, served by power and lighting, double glazed window to rear aspect, personnel door through to the conservatory.

REAR GARDEN

The well presented rear garden comprises a large raised decked seating area, with raised gravelled and shrub borders, a good sized area of lawn with further raised shrub borders and a second raised decked seating area, all fully enclosed by timber fencing. There is a timber shed to be included within the sale.



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SERVICES

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

REFERENCE

03042024/27485420/GRE



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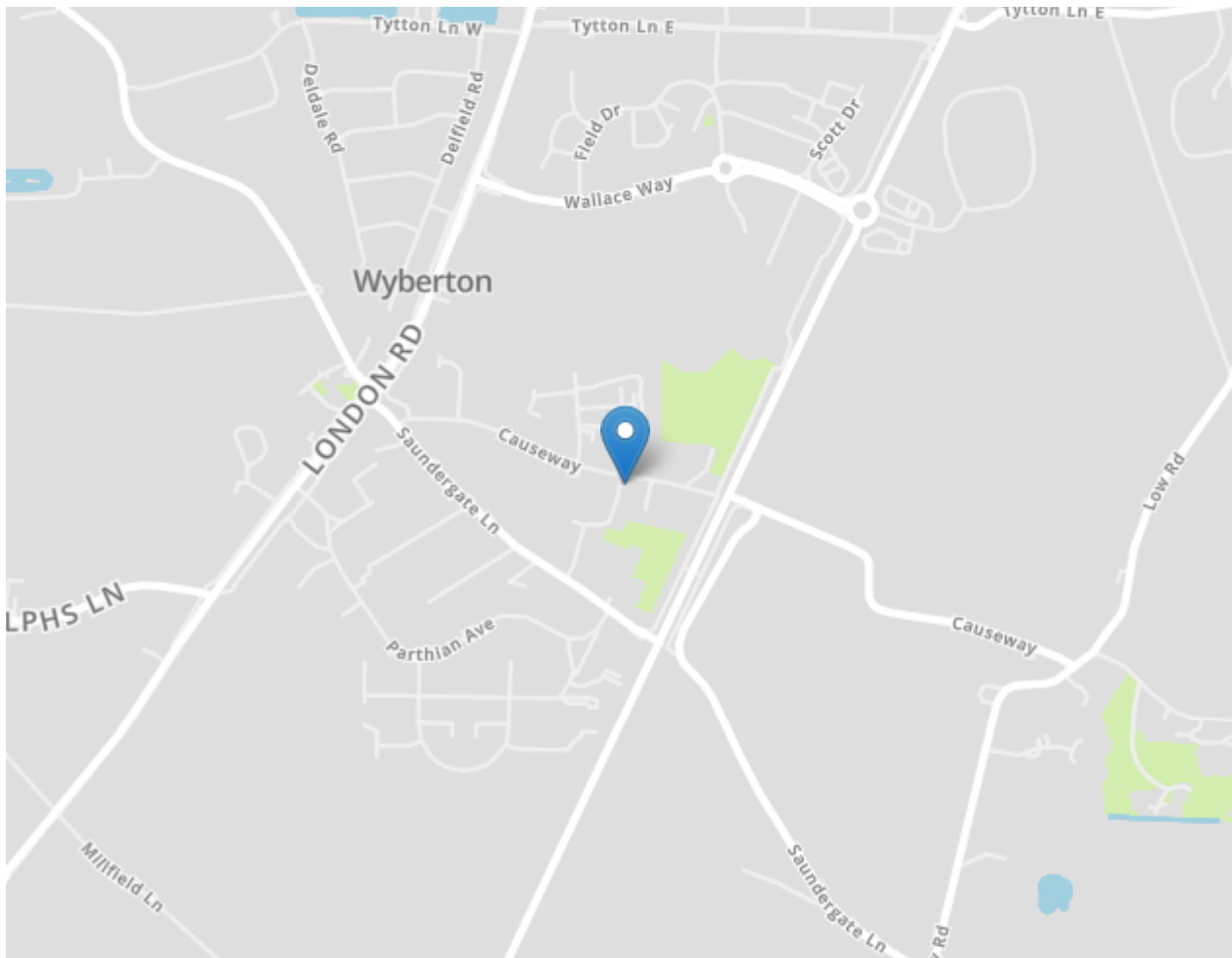
AGENT'S NOTES

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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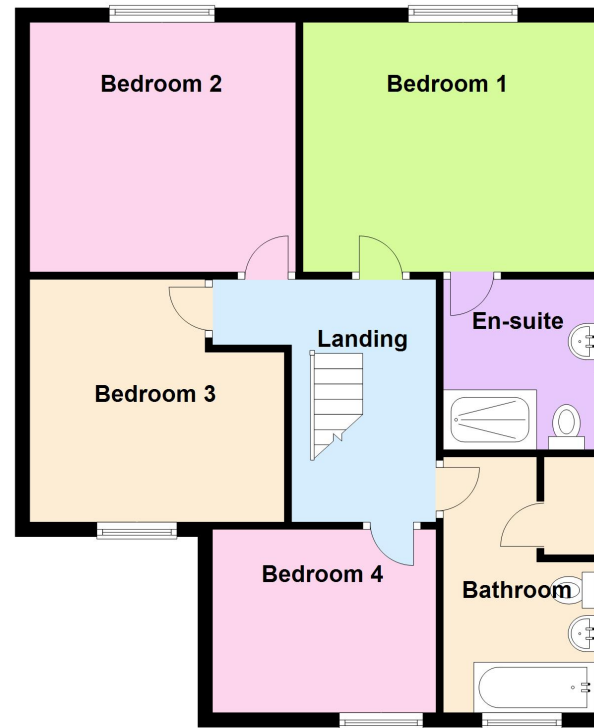
Ground Floor

Approx. 106.0 sq. metres (1140.6 sq. feet)



First Floor

Approx. 68.0 sq. metres (732.5 sq. feet)



Total area: approx. 174.0 sq. metres (1873.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	