



SHARMAN
BURGESS
FOR SALE
01205 361161

£189,950

1 Causeway, Wyberton, Boston, Lincolnshire PE21 7AR

SHARMAN BURGESS

**1 Causeway, Wyberton, Boston, Lincolnshire
PE21 7AR
£189,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, ceiling light point.

GROUND FLOOR SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.68m)

Having been refitted by the current Vendors with a modern three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower with hand held shower attachment within and fitted shower screen, Mermaid boarding to two walls, tiled floor, heated towel rail, ceiling light point, extractor fan, obscure glazed window to rear elevation.

A highly impressive semi-detached property with vehicular access to the rear and immaculately presented gardens. The property has undergone a course of refurbishment and improvement by the current vendors to provide a property which is well presented throughout. Accommodation comprises an entrance hall, refitted ground floor shower room, open plan lounge diner incorporating office space, kitchen and sun room. To the first floor are two double bedrooms, with bedroom three having been converted into a sizeable four piece bathroom. Further benefits include uPVC double glazing, gas central heating, gardens to the front, side and rear and the aforementioned off road parking.



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OPEN PLAN LOUNGE DINER

22'3" (maximum) x 16'0" (maximum) (6.78m x 4.88m)

Incorporating space for a work station and seating area. Having window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fire with brickwork surround and fitted hearth. Towards the rear of the room is space for a desk providing a home work station, radiator, coved cornice, ceiling light point, sliding patio doors through to sun room. Understairs storage cupboard.

KITCHEN

16'0" x 5'3" (4.88m x 1.60m)

Having been refitted and comprising counter tops with matching upstands, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for standard height fridge or freezer, space for cooker with glass splashback and illuminated stainless steel fume extractor above, tiled floor, ceiling mounted strip light, two windows and door through to: -

SUN ROOM

12'4" x 8'7" (3.76m x 2.62m)

Having dual aspect windows to side and rear elevations, door to rear garden, radiator, wall mounted lighting, TV aerial point.

FIRST FLOOR LANDING

Having window to side elevation, access to loft space, ceiling light point, wall mounted refitted electric consumer unit.

BEDROOM ONE

15'11" (maximum) x 10'0" (maximum) (4.85m x 3.05m)

Having window to front elevation, radiator, ceiling light point, additional wall light points.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12'0" (maximum) x 8'1" (maximum) (3.66m x 2.46m)

Having window to rear elevation, radiator, ceiling light point, built-in airing cupboard housing the Ideal gas combination central heating boiler.

FAMILY BATHROOM

8'11" x 7'6" (2.72m x 2.29m)

Being fitted with a four piece suite comprising shower cubicle with wall mounted Triton electric shower within and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, panelled bath with mixer tap and hand held shower attachment, radiator, extended tiled splashbacks, coved cornice, ceiling light point, obscure glazed window to rear elevation.

EXTERIOR

The property benefits from a large plot with gardens to the front, side and rear. Vehicular access is to the rear providing off road parking. The front garden is accessed via a wrought iron pedestrian gate, with paved pathway leading to the front entrance door. There are sections of lawn with well stocked flower and shrub borders and well maintained low level hedging to the front boundary.

SIDE GARDEN

Having paved patio seating area and a section of lawn. Being served by both hot and cold external water taps.

REAR GARDEN

Enjoying an approximate south facing aspect and being extremely well presented, the garden initially comprises a covered seating area providing excellent entertaining space and a potting shed which is served by power. A pathway leads down the garden, flanked on either side by sections of lawn with flower and shrub borders and an attractive rose garden. Within the grounds are two catteries and a polytunnel which are to be included within the sale. The garden is enclosed by a mixture of fencing and hedging and is served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected. A good amount of plug sockets within the property also have USB points.

REFERENCE

12082025/29406908/DON



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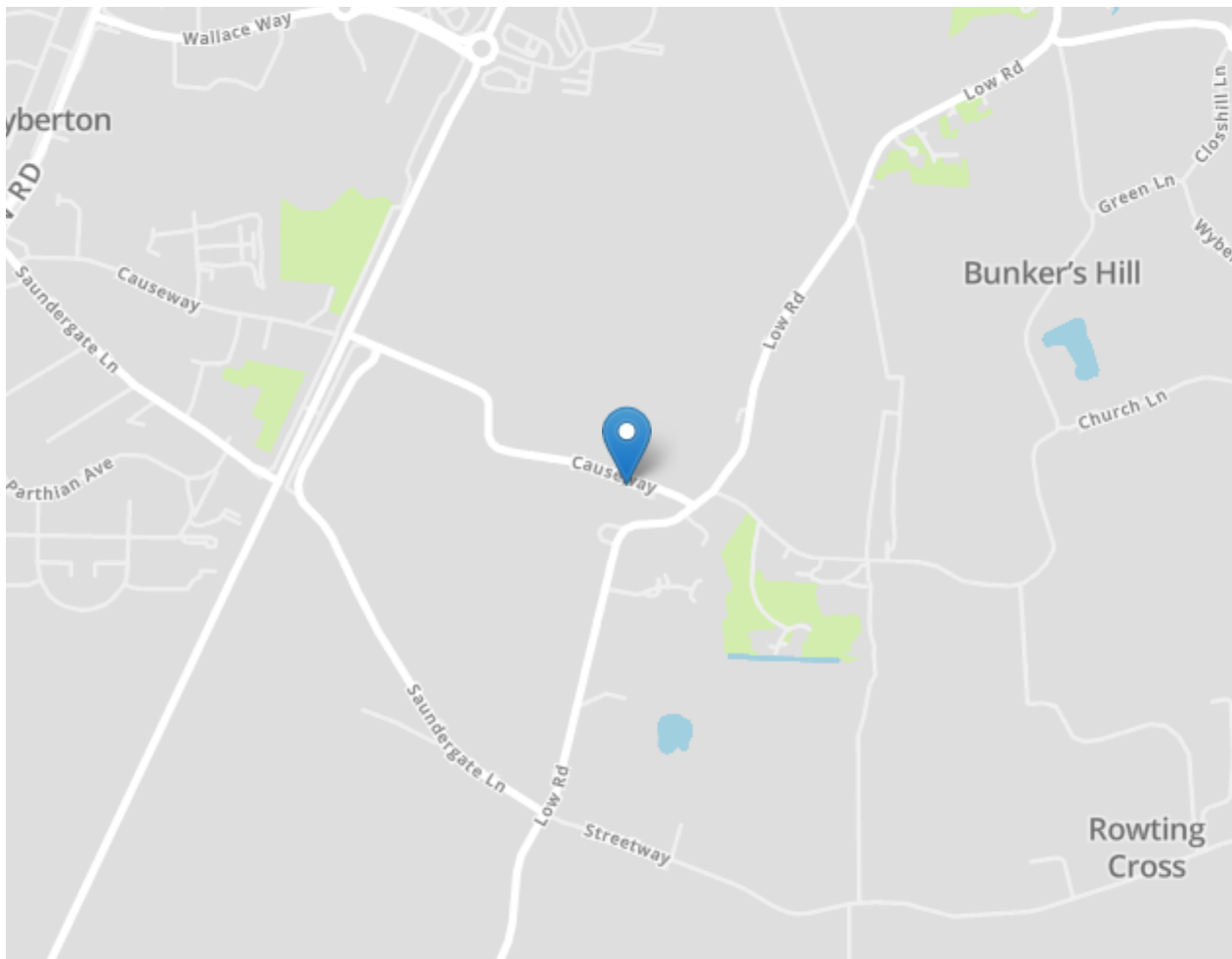
AGENT'S NOTES

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.

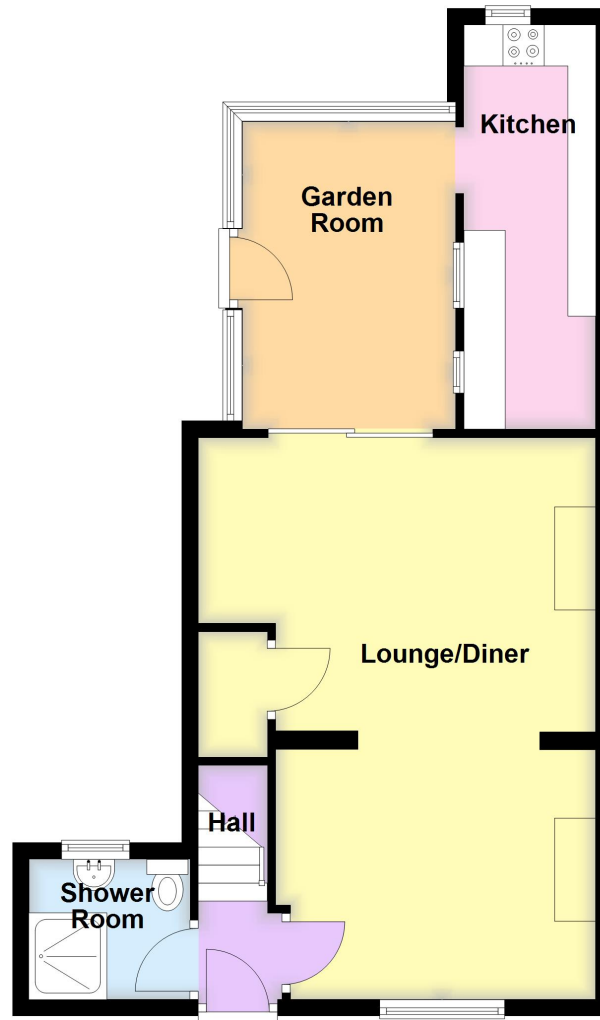
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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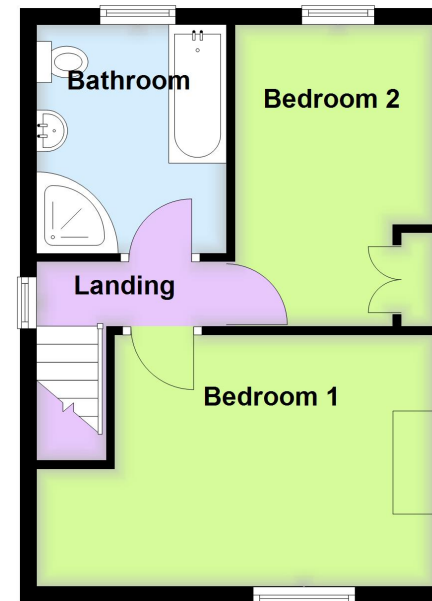
Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC