



£225,000

Southways, Frithville Road, Sibsey, Boston, Lincolnshire PE22 0SP

SHARMAN BURGESS

**Southways, Frithville Road, Sibsey, Boston,
Lincolnshire PE22 0SP
£225,000 Freehold**

ACCOMMODATION

With a partially obscure glazed front entrance door leading into the entrance hall.

ENTRANCE HALL

With radiator, dado rail, coved cornice, wall mounted door chimes, wall mounted central heating thermostat, door to Lounge.

LOUNGE

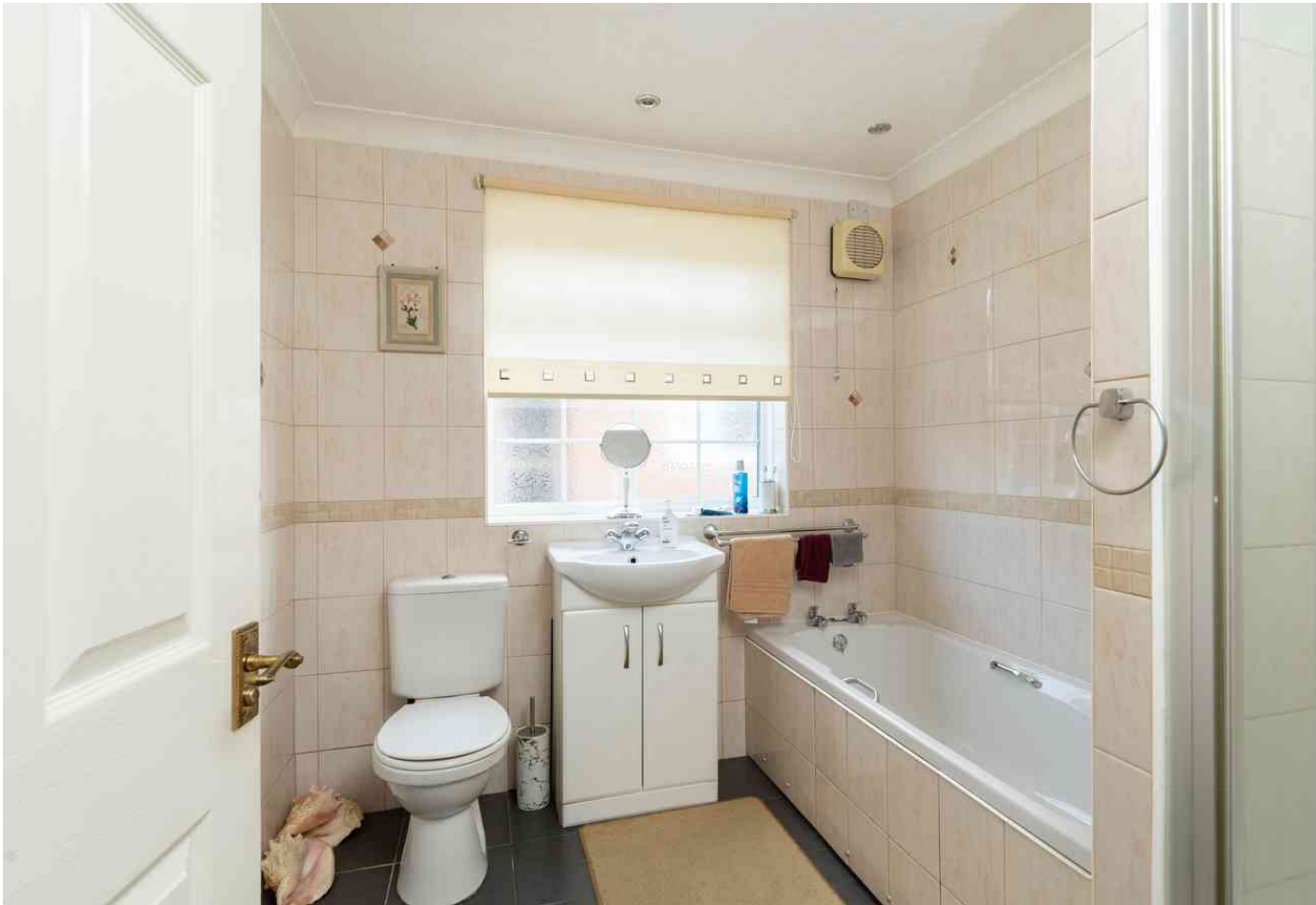
14' 9" x 11' 10" (maximum measurement including chimney breast) (4.50m x 3.61m)

Having a bow window to the front aspect, radiator, dado rail, coved cornice, ornamental ceiling rose, TV aerial point, fireplace with space for electric fire, tiled hearth and display mantle.

Situated in the highly sought after village of Sibsey is this detached bungalow with accommodation comprising an entrance hall, lounge, kitchen diner, rear entrance/boot room, three double bedrooms and a four piece family bathroom. Further benefits include oil central heating, uPVC double glazing throughout, driveway and single garage. The property has gardens to both the front and rear and is offered to the market with NO ONWARD CHAIN.



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KITCHEN DINER

11' 9" x 13' 2" (3.58m x 4.01m)

With counter top and stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, integrated oven and grill, four ring electric hob with stainless steel fume extractor over, plumbing for automatic washing machine, plumbing for dishwasher, radiator, tiled floor, coved cornice, ceiling recessed lighting, additional ceiling light point, window to rear aspect. Door to rear entrance/boot room.

REAR ENTRANCE/BOOT ROOM

10' 0" x 8' 4" (3.05m x 2.54m) (both maximum measurements)

With dual aspect windows, door to exterior, tiled floor, coved cornice, ceiling light point, built-in storage space, space for condensing tumble dryer, floor mounted Camray 2 oil central heating boiler.

BEDROOM ONE

11' 9" x 11' 9" (3.58m x 3.58m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

9' 9" (measurement includes built-in wardrobes) x 10' 0" (maximum measurement) (2.97m x 3.05m)

With window to rear aspect, coved cornice, ceiling light point, built-in bedroom furniture comprising wardrobes with overhead storage lockers.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

9' 8" x 10' 0" (2.95m x 3.05m)

With window to rear aspect, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

With a four piece suite comprising a push button WC, wash hand basin with vanity unit and mixer tap, bath, separate shower cubicle with wall mounted electric shower within and bi-fold shower screen, tiled floor, fully tiled walls, coved cornice, ceiling recessed lighting, obscure glazed window to side aspect, heated towel rail, access to roof space. Airing cupboard housing the hot water water cylinder and slatted linen shelving with coved cornice and light point within.

EXTERIOR

The property is approached over a gravelled driveway which provides ample off road parking. The front garden is of a good size and predominantly laid to lawn, with flower and shrub borders. Gated access leads to the rear garden. The driveway provides vehicular access to the single garage.

SINGLE GARAGE

16' 5" x 8' 6" (5.00m x 2.59m) (both approximate maximum measurements)

With up and over door, window to side aspect, served by power and lighting.

REAR GARDEN

Being predominantly laid to lawn, with flower and shrub borders. The garden is enclosed to the majority and benefits from a timber shed and also houses the oil tank.

SERVICES

Main electricity, water and drainage are connected to the property. The property is served by oil fired central heating.

REFERENCE

23092022/WEL



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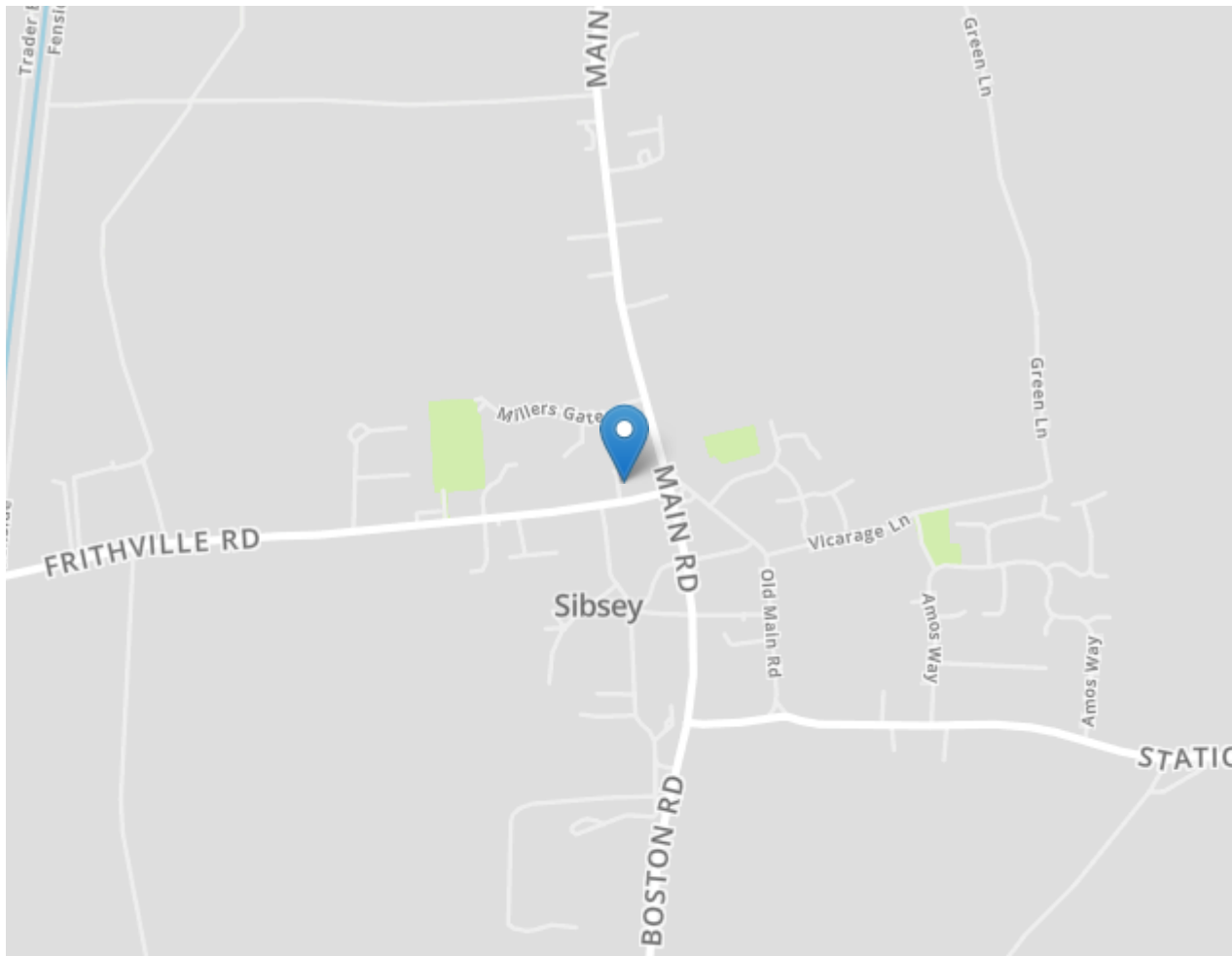
AGENT'S NOTES

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.

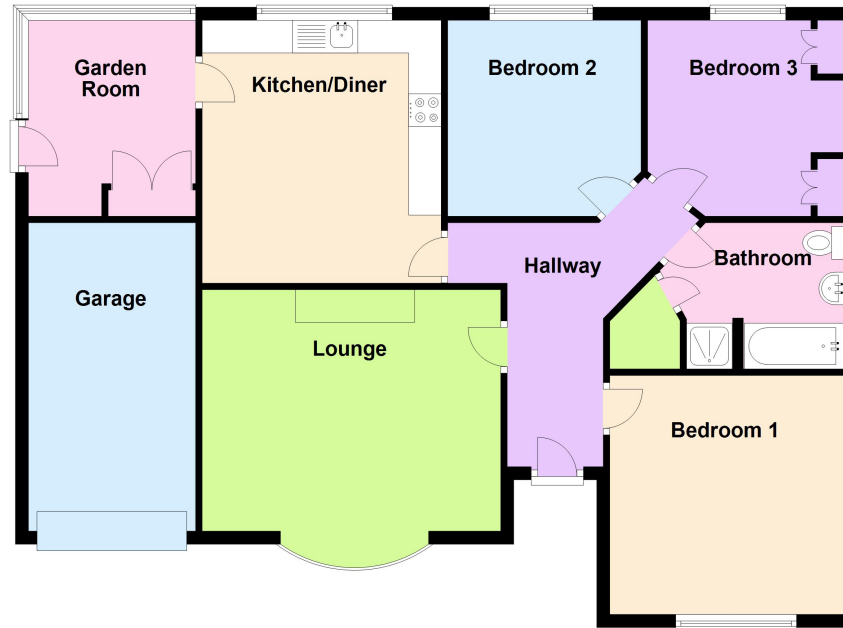
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.



SHARMAN BURGESS

Ground Floor
Approx. 100.9 sq. metres (1086.0 sq. feet)



Total area: approx. 100.9 sq. metres (1086.0 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		11
(81-91)	B		
(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	