



£270,000

The Anvil, Asperton Road, Wigtoft, Boston, Lincolnshire PE20 2PJ

SHARMAN BURGESS

**The Anvil, Asperton Road, Wigtoft, Boston,
Lincolnshire PE20 2PJ
£270,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having polycarbonate roof, partially obscure glazed front entrance door, decorative tiled floor, wall mounted light, further partially obscure glazed door through to: -

ENTRANCE HALL

Having wood effect laminate flooring, dado rail, coved cornice, two ceiling light points, wall mounted electric heater, access to loft space, airing cupboard housing the hot water cylinder and slatted shelving within.

A fantastically presented and deceptively spacious detached bungalow situated in the village of Wigtoft. Accommodation comprises an entrance porch, entrance hall, lounge with log burner, conservatory, kitchen, utility room, three double bedrooms, one of which is currently used as a dining room, bedroom one has an en-suite shower room and there is also a four piece family bathroom. Further benefits include enclosed garden to the rear, driveway, single garage with electric roller door and uPVC double glazing.



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LOUNGE

19' 2" (maximum) x 13' 2" (maximum including chimney breast) (5.84m x 4.01m)

Having two wall mounted electric heaters, coved cornice, ceiling light point, additional wall light points, TV aerial point, feature fireplace with display surround and hearth with fitted log burner, sliding patio doors through to: -

CONSERVATORY

13' 1" x 11' 4" (3.99m x 3.45m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having French doors leading out to the garden, served by power and wall mounted lighting.

KITCHEN

13' 1" x 13' 0" (3.99m x 3.96m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl ceramic sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, space for electric cooker, integral dishwasher, tiled floor, wall mounted electric heater, dado rail, TV aerial point, coved cornice, ceiling light point.



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UTILITY ROOM

8' 9" x 6' 5" (2.67m x 1.96m)

Having counter top with stainless steel sink with mixer tap, base level storage unit and drawer, wall mounted storage units, plumbing for automatic washing machine, space for condensing tumble dryer, space for twin height fridge freezer, tiled floor, wall mounted electric heater, window to side elevation, obscure glazed side entrance door, fitted cloak cupboard providing storage.

BEDROOM ONE

16' 1" (maximum including wardrobes) x 12' 2" (4.90m x 3.71m)

Having feature bay window to front elevation, wall mounted electric heater, coved cornice, ceiling light point, TV aerial point, wardrobes extending to the majority of one wall (to be included in the sale) with hanging rail and shelving within.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising shower cubicle with wall mounted electric shower within and fitted shower screen, pedestal wash hand basin, WC, tiled floor, obscure glazed window to side elevation, wall mounted electric heater, electric shaver point, coved cornice, ceiling light point.

BEDROOM TWO

11' 9" (maximum) x 9' 9" (maximum) (3.58m x 2.97m)

Having window to side elevation, wall mounted electric heater, coved cornice, ceiling light point.



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BEDROOM THREE

13' 1" x 9' 6" (3.99m x 2.90m)

Currently used as a dining room. Having window to front elevation, wall mounted electric heater, coved cornice, ceiling light point with ornamental ceiling rose.

BATHROOM

8' 9" x 6' 5" (2.67m x 1.96m)

Being fitted with a four piece suite comprising shower cubicle with wall mounted electric shower and tiling within and fitted shower screen, pedestal wash hand basin, WC, bath with wall mounted mains fed shower above, extended tiled splashbacks, wall mounted electric heater, tiled floor, obscure glazed window to side elevation, coved cornice, ceiling light point.

EXTERIOR

To the front, the property is approached over a tarmac driveway which provides hardstanding, turning space and parking as well as vehicular access to the garage. The front garden is predominantly laid to sections of lawn, interspersed with gravelled borders, some of which contain plants and shrubs. The driveway is served by outside lighting. Side gated access leads to the rear garden.

GARAGE

17' 4" x 8' 6" (5.28m x 2.59m)

Having electric roller door, served by power and lighting, electric fuse box.



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REAR GARDEN

The well presented garden is initially laid to an Indian Sandstone paved seating area next to a raised rockery with tiered water feature, leading to the remainder which is predominantly laid to sections of lawn with pathway and additional raised decked seating area under covered pergola. Mature beds and borders house various plants and shrubs. The garden is enclosed by a mixture of fencing and hedging and is served by outside lighting. The garden also houses a timber summerhouse and two garden sheds, which are to be included within the sale.

SERVICES

Mains water, electricity and drainage are connected.

REFERENCE

04042025/28938435/GOA



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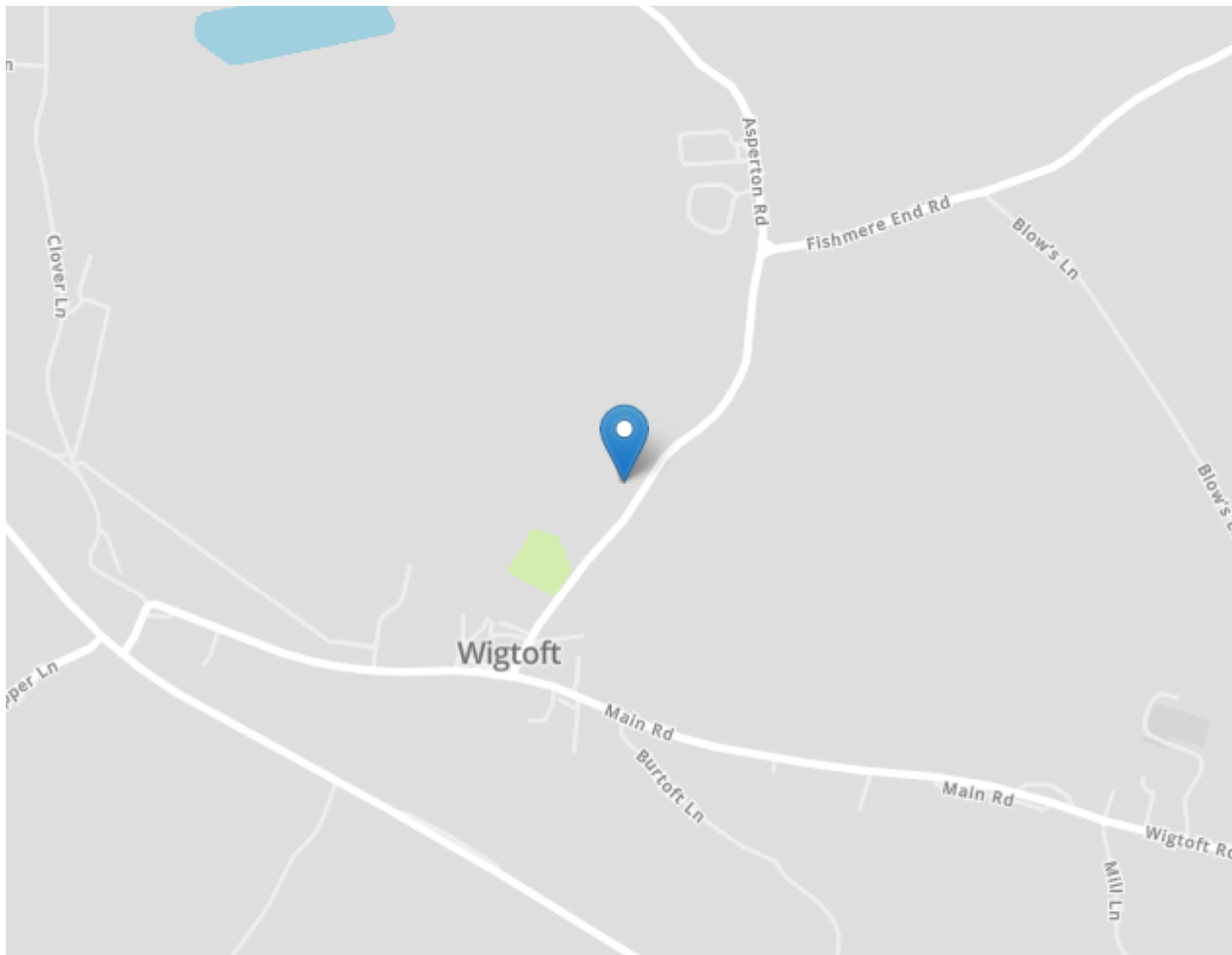
AGENT'S NOTES

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. 133.0 sq. metres (1431.3 sq. feet)



Total area: approx. 133.0 sq. metres (1431.3 sq. feet)

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