



£399,950

218 Wyberton West Road, Boston, Lincolnshire PE21 7JU

SHARMAN BURGESS

**218 Wyberton West Road, Boston,
Lincolnshire PE21 7JU
£399,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

7' 6" x 3' 7" (2.29m x 1.09m)

With partially obscure glazed front entrance door, window, wood effect laminate flooring, access to roof space, ceiling light point.

INNER HALLWAY

20' 10" (maximum measurement) x 13' 8" (maximum measurement including staircase) (6.35m x 4.17m)

Having wood effect laminate flooring, coved cornice, two ceiling light points, radiator, wall mounted door chimes, staircase rising to first floor landing.

A deceptively spacious detached property situated on a plot of approximately 1/2 an Acre (s.t.s) with accommodation which can facilitate up to six bedrooms, if required, arranged over two floors. Currently the accommodation comprises an entrance lobby, inner hallway, lounge, kitchen diner, three ground floor bedrooms, one of which is currently used as a freezer room and another as an office. The ground floor also benefits from a substantial family bathroom fitted with a four piece suite. To the first floor is a good sized landing and three additional well proportioned bedrooms arranged off, together with a first floor bathroom. Benefits include gas central heating, views of open paddock land and uPVC double glazed windows and doors throughout (excluding garage personnel door). The property also benefits from gardens which enjoy a fantastic southerly aspect.



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LOUNGE

16' 9" (maximum measurement) x 13' 4" (5.11m x 4.06m)
Having sliding patio doors leading to the rear garden, two windows, radiator, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, fireplace with space for electric fire, fitted hearth, inset and display surround.

KITCHEN DINER

14' 10" x 22' 3" (4.52m x 6.78m) (both maximum measurements)
Having roll edge work surfaces with tiled splashbacks, one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, space for American style fridge freezer, integrated dishwasher, space for Range with wall mounted illuminated fume extractor above, concealed gas central heating boiler, wood effect laminate flooring, radiator, dual aspect windows, coved cornice, ceiling light point, ceiling mounted strip light, obscure glazed door to rear garden.

FREEZER ROOM/GROUND FLOOR BEDROOM SIX

9' 0" x 8' 9" (2.74m x 2.67m) (both maximum measurements)
Having window, radiator, coved cornice, ceiling light point, tiled floor.

OFFICE/ GROUND FLOOR BEDROOM FIVE

11' 4" x 11' 8" (3.45m x 3.56m) (both maximum measurements)
Having tiled floor, radiator, window, coved cornice, ceiling light point.



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GROUND FLOOR BEDROOM FOUR

13' 7" x 10' 4" (4.14m x 3.15m) (both maximum measurements)
Having tiled floor, window, radiator, coved cornice, ceiling light point, built-in wardrobe with mirrored sliding doors and hanging rails and shelving within.

GROUND FLOOR FAMILY BATHROOM

9' 4" x 10' 4" (2.84m x 3.15m)

Having a four piece suite comprising double shower cubicle with fitted shower screen and wall mounted mains fed shower and tiling within, wash hand basin with mixer tap and vanity unit, WC with concealed cistern, large Jacuzzi whirlpool bath with inset lighting, tiled floor, heated towel rail, extractor fan, obscure glazed window, coved cornice, ceiling light point.

FIRST FLOOR LANDING

20' 5" (maximum measurement) x 9' 5" (maximum measurement with reduced head height) (6.22m x 2.87m)
With rooflite window, two sets of ceiling light points, walk-in linen cupboard with slatted linen shelving and light point within.

BEDROOM THREE

8' 9" x 9' 3" (2.67m x 2.82m)

Having window, radiator, ceiling light point.

BEDROOM TWO

9' 3" x 11' 3" (2.82m x 3.43m) (both maximum measurements)

Having window, radiator, ceiling light point.





BEDROOM ONE

16' 8" x 16' 4" (maximum measurement with reduced head height) (5.08m x 4.98m)

Having window, radiator, ceiling mounted strip light, access to eaves storage. This particular room enjoys fantastic views over the property's gardens and over adjoining paddock land.

FIRST FLOOR BATHROOM

6' 9" (with reduced head height) x 7' 10" (2.06m x 2.39m)

Having panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, push button WC, tiled splashbacks to sink and bath areas, obscure glazed window, radiator, ceiling light point.

EXTERIOR

The property benefits from a large plot off approximately 0.5 Acres (s.t.s) and is approached over a generous driveway which provides ample off road parking and hardstanding for numerous vehicles, with sheltered parking area beneath a caravan port with polycarbonate roof. The driveway is served by external lighting and continues to the side of the property and provides access to the rear gardens.

DETACHED SINGLE GARAGE

18' 8" x 9' 9" (5.69m x 2.97m) (approximate measurements)

Of brick and tiled construction, with up and over door, served by power and lighting, personnel door, obscure glazed window.



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REAR GARDEN

Initially comprising a paved patio seating area providing entertaining space. The garden benefits from a small sunken wildlife pond leading to the next section of garden which is predominantly laid to lawn, with paved pathway leading down to a large pond with aquatic plants and tiered water feature and pump which are to be included within the sale. Beyond is a further section of garden which houses a:-

GARDEN STORE

Of brick construction with fibreglass roof. With uPVC entrance door and three uPVC windows.

GREENHOUSE

12' 0" x 8' 0" (3.66m x 2.44m) (approximate measurements)

To be included within the sale. Situated in a large section of garden which has been used by the current vendor for the cultivation and growing of vegetables.

The remainder of the garden is fully laid to lawn.

SERVICES

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

REFERENCE

26045796/19042023/PER



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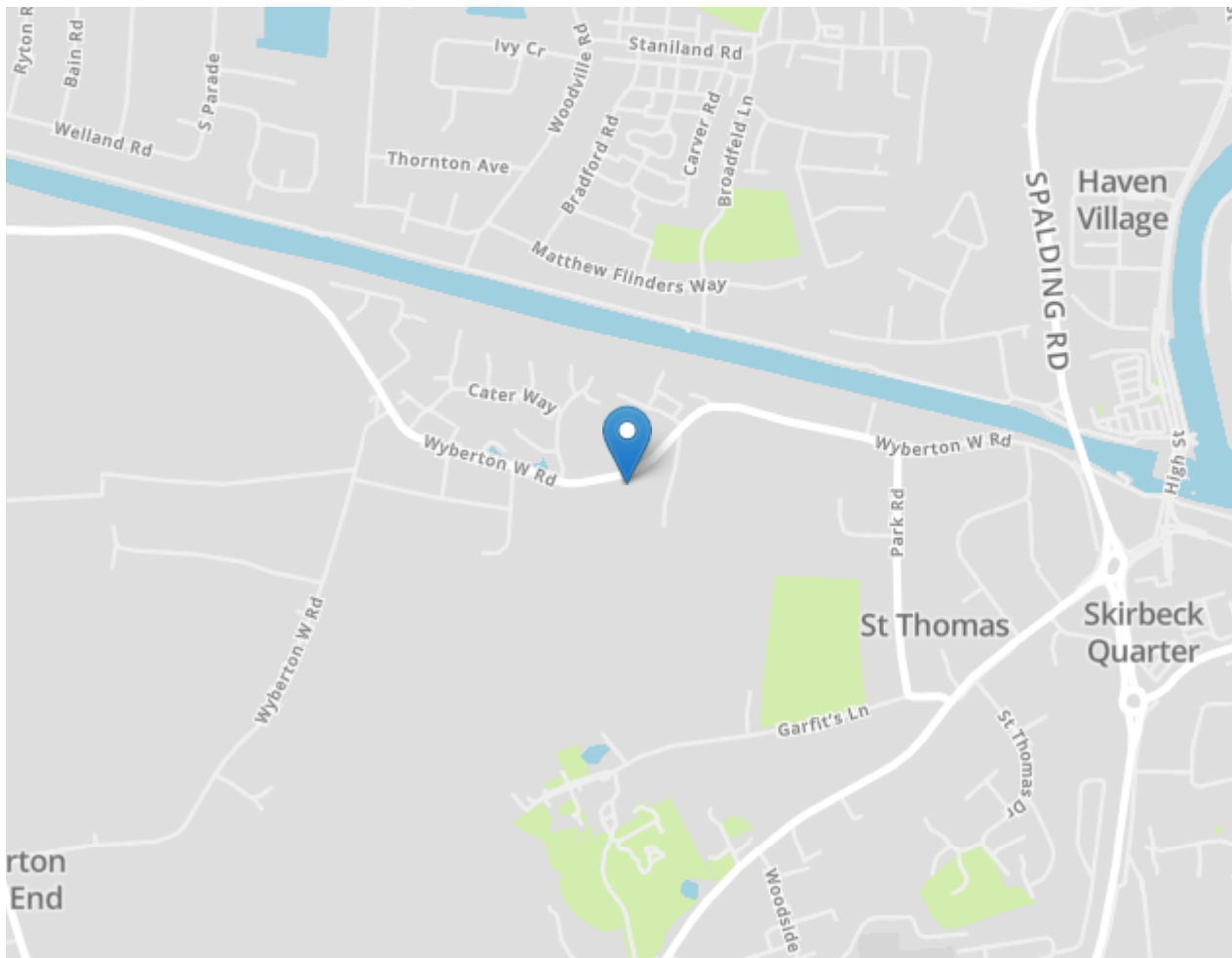
AGENT'S NOTES

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.

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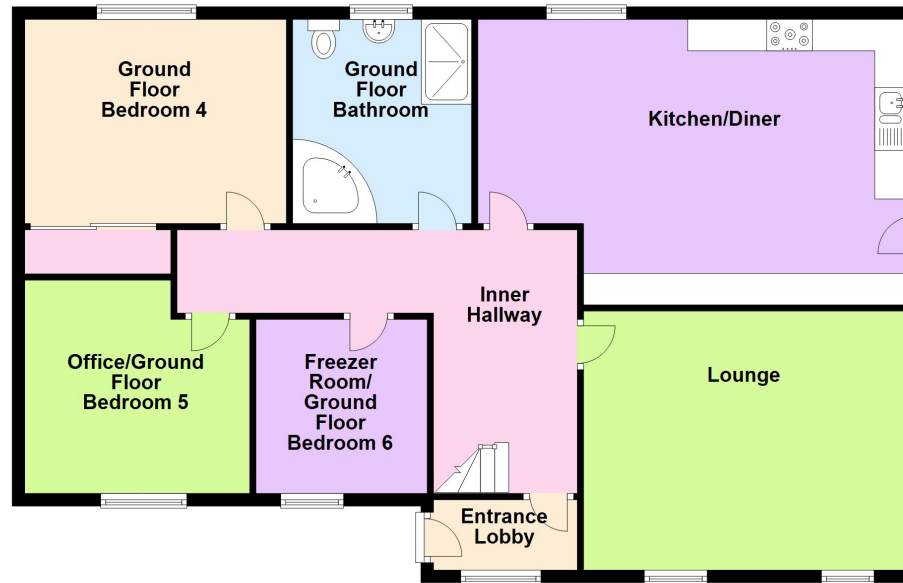
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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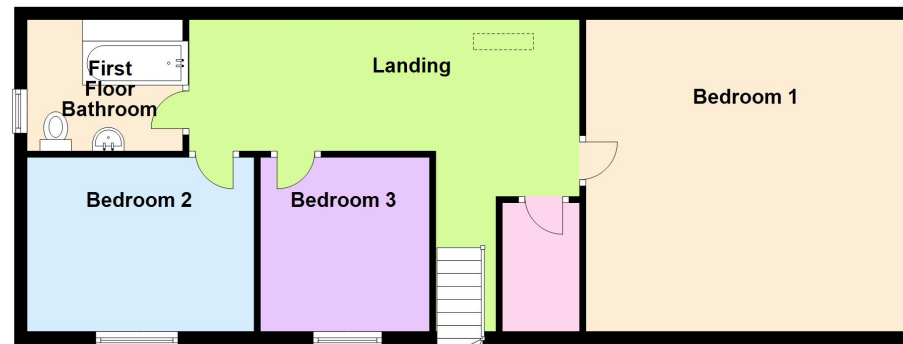
Ground Floor

Approx. 114.7 sq. metres (1235.2 sq. feet)



First Floor

Approx. 69.5 sq. metres (747.8 sq. feet)



Total area: approx. 184.2 sq. metres (1982.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	