



SHARMAN
BURGESS
For Sale
01205 361161

£342,500

19 Tytton Lane West, Wyberton, Boston, Lincolnshire PE21 7HN

SHARMAN BURGESS

**19 Tytton Lane West, Wyberton, Boston,
Lincolnshire PE21 7HN
£342,500 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having partially obscure glazed front entrance door, wall mounted coat hooks, coved cornice, ceiling mounted lighting, door through to: -

ENTRANCE HALL

Having staircase leading off, radiator, coved cornice, ceiling light point, telephone point.



SHARMAN BURGESS

LOUNGE

15' 4" (maximum) x 12' 3" (maximum) (4.67m x 3.73m)
Having wood effect laminate flooring, radiator, coved cornice, ceiling light point, TV aerial point, electric fireplace with fitted inset and hearth and display surround. Archway through to: -

DINING ROOM

11' 5" x 9' 8" (3.48m x 2.95m)
Having wood effect laminate flooring, radiator, coved cornice, ceiling light point, sliding doors through to: -

SUN ROOM

9' 8" x 9' 5" (2.95m x 2.87m)
Of brick and uPVC double glazed construction. Having tiled floor, dual aspect windows, double doors to garden, ceiling recessed lighting, power points.

BREAKFAST KITCHEN

17' 0" (maximum) x 11' 4" (maximum) (5.18m x 3.45m)
A well appointed fully fitted kitchen comprising counter tops, one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units, wall units, wall mounted wine rack and glazed display cabinets, return work surface providing breakfast bar, integrated fridge and freezer, integrated Hotpoint coffee machine, Rangemaster range cooker with double oven and grill, five ring gas hob and fume extractor above. Plumbing for automatic washing machine, space for condensing tumble dryer, tiled floor, ceiling recessed lighting, two windows to rear aspect, door to rear garden.



**SHARMAN
BURGESS** Est 1996

OFFICE/GROUND FLOOR BEDROOM FIVE

13' 6" x 7' 10" (4.11m x 2.39m)

Having window to front aspect, radiator, coved cornice, ceiling recessed lighting.

GROUND FLOOR WET ROOM

4' 9" x 7' 9" (1.45m x 2.36m)

Being fitted with a wash hand basin with mixer tap and storage beneath, push button WC, wall mounted mains fed shower with hand held shower attachment, tiled floor with floor mounted drainage to shower area, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan.

FIRST FLOOR LANDING

Having access to roof space, coved cornice, two ceiling light points.

BEDROOM ONE

11' 0" (maximum) x 14' 0" (maximum) (3.35m x 4.27m)

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

BEDROOM TWO

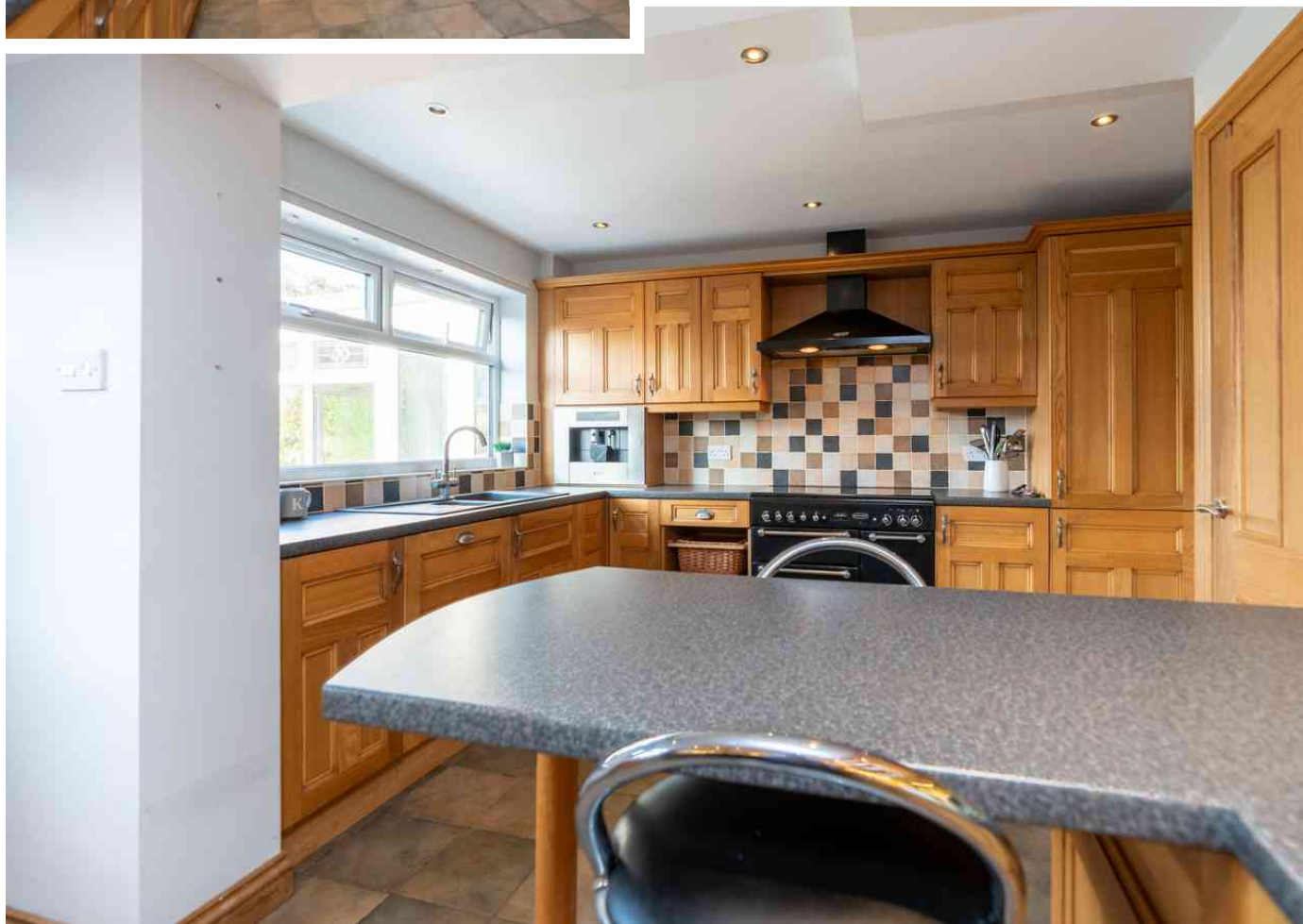
12' 8" (maximum) x 10' 10" (maximum) (3.86m x 3.30m)

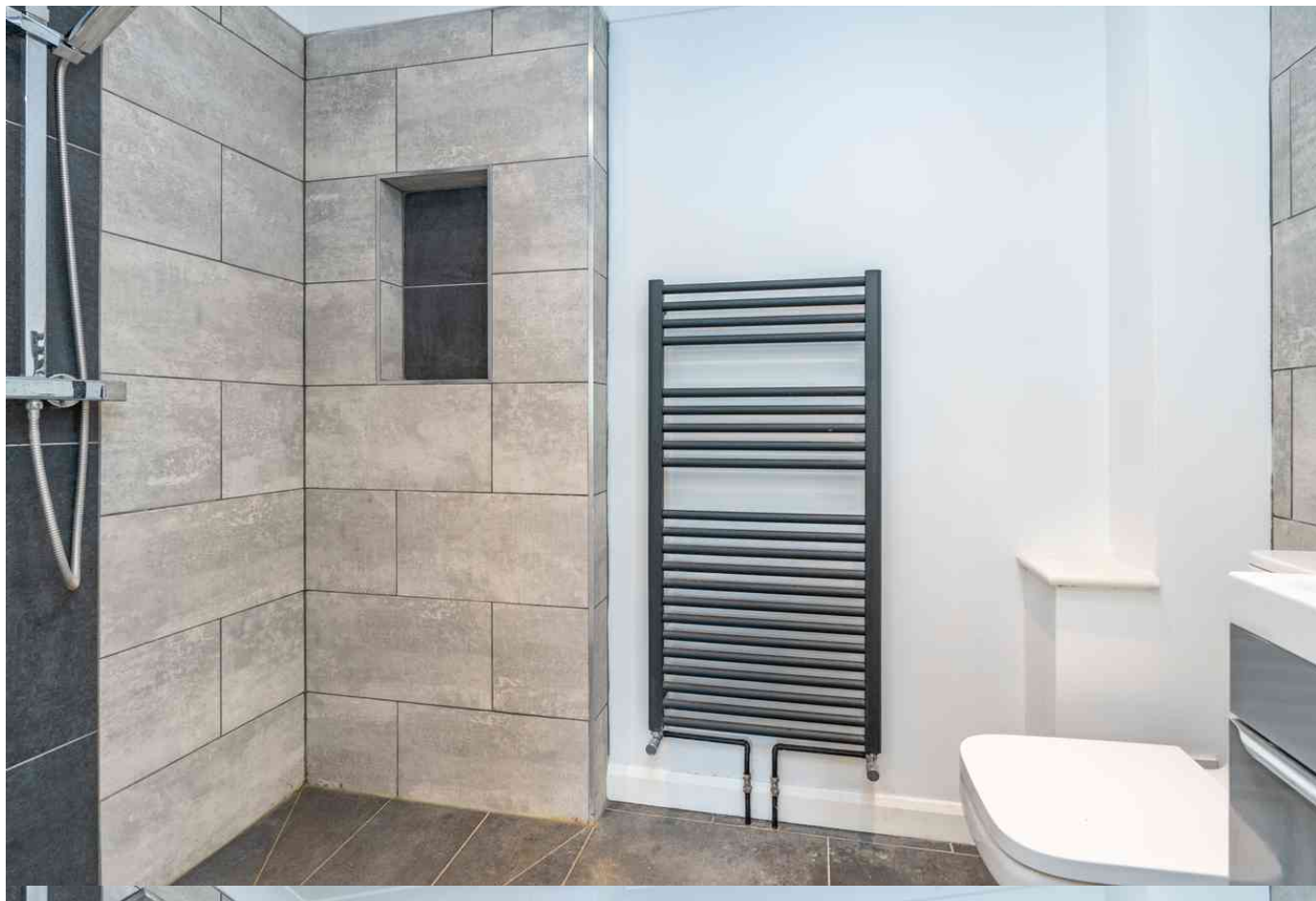
Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in boiler cupboard housing the combination gas central heating boiler.

BEDROOM THREE

16' 4" x 9' 0" (4.98m x 2.74m)

Having two windows to front aspect, radiator, coved cornice, two ceiling light points.





BEDROOM FOUR

9' 2" (maximum) x 8' 6" (maximum) (2.79m x 2.59m)

Having window to side aspect, radiator, coved cornice, ceiling light point, built-in wardrobe.

FAMILY BATHROOM

16' 5" (maximum) x 6' 7" (maximum) (5.00m x 2.01m)

A larger than average well appointed family bathroom comprising P shaped bath with mixer tap, push button WC, shower area with wall mounted mains fed shower with hand held shower attachment and fitted shower screen, twin wash hand basins with storage beneath and wall mounted cabinets above, tiled floor, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, radiator, two obscure glazed windows to rear aspect.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking. There is a lawned front garden and conifer hedging to the front boundary.

To the rear, the property benefits from large rear garden with paved patio seating area providing entertaining space with brick built barbeque. The lawn extends to the rear, flanked on either side by flower and shrub borders and there are two apple trees situated towards the rear of the garden. There is a further raised decked seating and timber storage shed. The garden is fully enclosed by a mixture of fencing and hedging and served by external tap and lighting.



**SHARMAN
BURGESS** Est 1996

SERVICES

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

REFERENCE

10092024/28117570/SCR



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

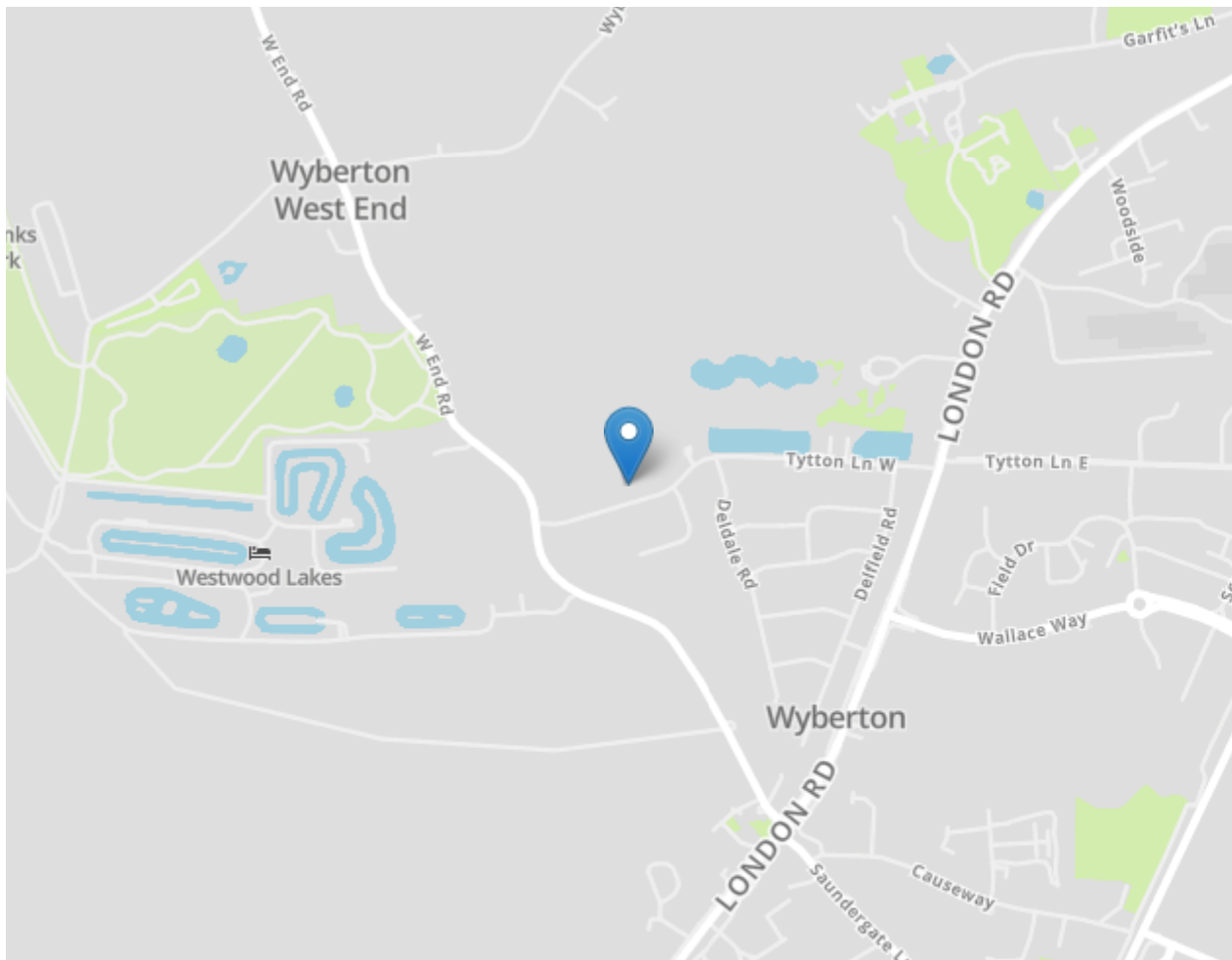
AGENT'S NOTES

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.

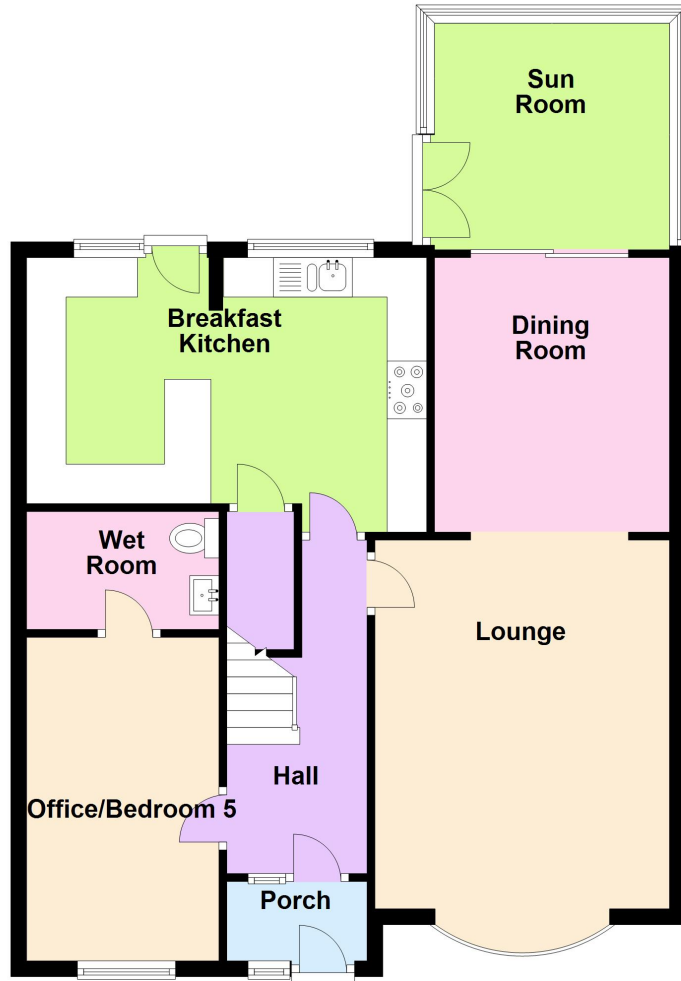
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

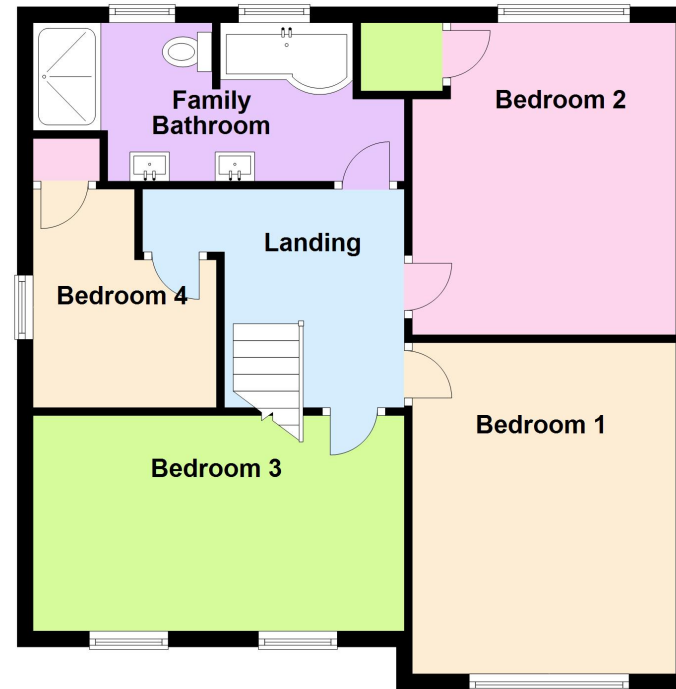
Ground Floor

Approx. 79.2 sq. metres (852.9 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 143.9 sq. metres (1548.7 sq. feet)

**SHARMAN
BURGESS** Est 1996

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		71	79
EU Directive 2002/91/EC			