



£285,000

19 Collingwood Crescent, Wyberton, Boston, Lincolnshire PE21 7BH

SHARMAN BURGESS

**19 Collingwood Crescent, Wyberton, Boston,
Lincolnshire PE21 7BH
£285,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor landing, under stairs storage cupboard, Amtico flooring, radiator with cover, coved cornice, ceiling light point, telephone point.

LOUNGE DINER

25' 4" (maximum measurement into bay window) x 13' 2" (maximum measurement taken at widest point) (7.72m x 4.01m)
Having bay window to front aspect, two radiators, two ceiling light points, additional wall light points, feature gas fireplace with stone hearth and matching surround and mantle, TV aerial point, Amtico flooring, door to: -

Having been extended, altered and improved by the current vendors, this well presented, well appointed detached house sits in a cul-de-sac location and benefits from accommodation comprising an entrance hall, large lounge diner, conservatory, modern fitted kitchen, four bedrooms to the the first floor, with bedroom one being particularly large and benefitting from an en-suite shower room, family bathroom. Further benefits include uPVC double glazing, gas central heating, large driveway, single garage and enclosed rear garden.



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CONSERVATORY

13' 7" (maximum measurement) x 9' 2" (maximum measurement) (4.14m x 2.79m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having wall mounted electric heater, double doors leading to the garden, ceramic tiled floor with electric under floor heating, wall light point.

KITCHEN

20' 5" (maximum measurement) x 9' 9" (maximum measurement) (6.22m x 2.97m)

Having an extremely well appointed and extensively fitted modern style kitchen comprising counter tops with matching upstands, inset one and a half bowl sink and drainer unit with mixer tap, extensive range of base level storage units, pan drawers and eye level wall units, induction hob with glass splashback and illuminated fume extractor above, integrated waist height oven and grill with combination microwave oven above, integrated dishwasher, concealed space for automatic washing machine, space for tumble dryer, space for American style fridge freezer, Amtico flooring, ceiling recessed lighting, coved cornice, window to rear aspect, obscure glazed side entrance door, two radiators, personnel door to garage.

FIRST FLOOR LANDING

Having vaulted ceiling with Velux window, access to roof space, ceiling light point, airing cupboard housing the hot water cylinder.



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BEDROOM ONE

20' 5" (maximum measurements) x 8' 9" (maximum measurement) (6.22m x 2.67m)

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

EN-SUITE SHOWER ROOM

Having pedestal wash hand basin with mixer tap, push button WC, shower area with wall mounted Mira electric shower and fitted shower screen, tiled floor, heated towel rail, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to rear aspect.

BEDROOM TWO

13' 7" (maximum measurement) x 12' 5" (maximum measurement) (4.14m x 3.78m)

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

BEDROOM THREE

13' 8" (maximum measurement) x 9' 6" (maximum measurement) (4.17m x 2.90m)

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

BEDROOM FOUR

9' 0" (maximum measurement) x 8' 6" (maximum measurement) (2.74m x 2.59m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in over stairs storage cupboard.



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FAMILY BATHROOM

Having a three piece suite comprising P shaped bath with mixer tap and wall mounted Mira shower and fitted shower screen over, push button WC, wall mounted wash hand basin with mixer tap with drawers beneath and additional matching wall mounted cabinet, heated towel rail, coved cornice, ceiling recessed lighting, obscure glazed window to rear aspect.

EXTERIOR

To the front, the property is approached over a large concrete and gravelled driveway providing parking and hardstanding. There is an area of lawn and wall and hedging to the front boundary. The driveway provides vehicular access to the garage and is served by outside lighting.

The property benefits from a rear garden which is predominantly laid to lawn, with block paved pathways and a section of hardstanding to the rear left hand corner. The garden houses the timber shed and is enclosed by fencing and served by external tap and lighting.

SINGLE GARAGE

17' 4" x 9' 0" (5.28m x 2.74m)

Having up and over door, served by power and lighting, wall mounted Worcester gas central heating boiler.

SERVICES

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

REFERENCE

36570618/12072023/WAK



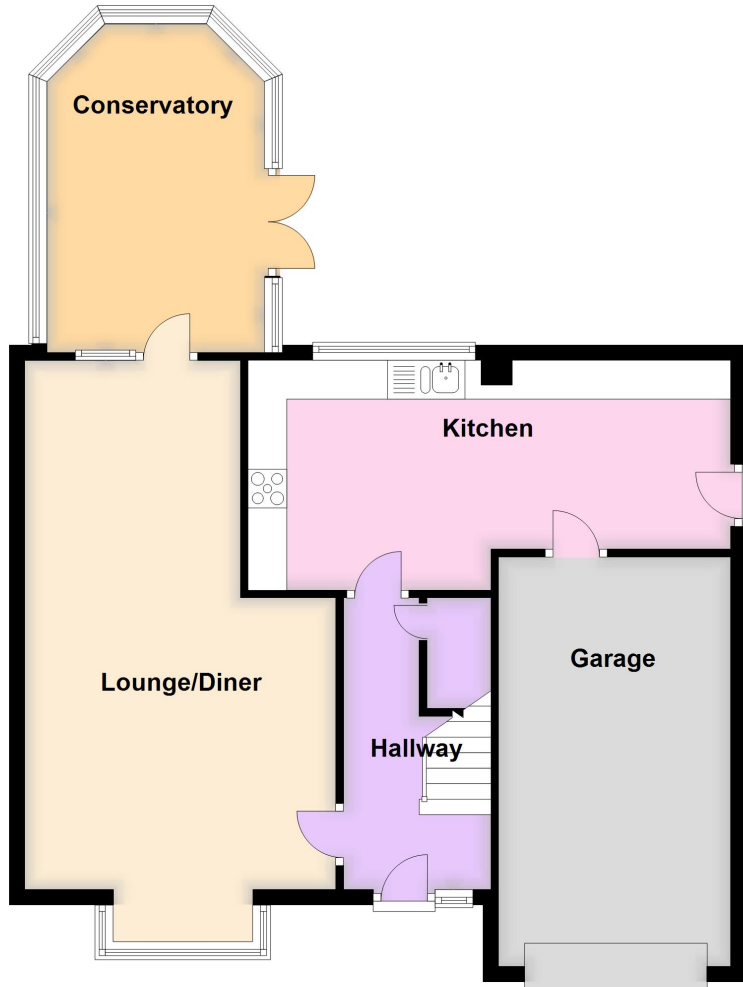
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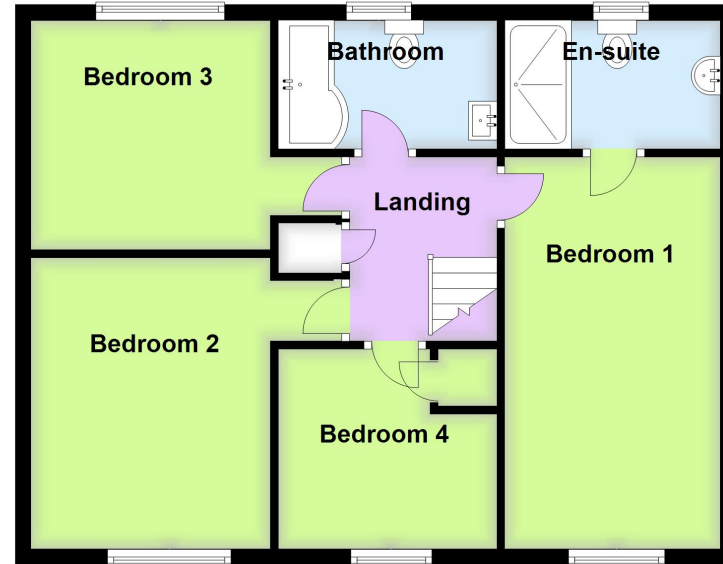
Ground Floor

Approx. 77.4 sq. metres (832.8 sq. feet)



First Floor

Approx. 60.8 sq. metres (653.9 sq. feet)



Total area: approx. 138.1 sq. metres (1486.8 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			
		70	80
		EU Directive 2002/91/EC	
		England, Scotland & Wales	