



£265,000

The Graleas, Horbling Lane, Stickney, Boston, Lincolnshire PE22 8DG

SHARMAN BURGESS

**The Graleas, Horbling Lane, Stickney, Boston,
Lincolnshire PE22 8DG
£265,000 Freehold**

ACCOMMODATION

L-SHAPED ENTRANCE HALL

With partially obscure glazed side entrance door, Karndean flooring, radiator, coved cornice, ceiling recessed lighting, access to roof space, airing cupboard housing the hot water cylinder and slatted linen shelving within, wall mounted digital central heating timer.

LOUNGE

17'0" (maximum) x 11'2" (maximum) (5.18m x 3.40m)

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

A modern detached bungalow with impressive internal accommodation and well appointed fixtures and fittings throughout including a large kitchen diner with integrated appliances, Oak internal doors and Karndean flooring to the entrance hall, kitchen and sun lounge. Accommodation comprises an L-shaped entrance hall, lounge, modern kitchen diner with integrated appliances, sun lounge, three bedrooms, with bedroom one having an en-suite shower room, and a further family bathroom. Further benefits include a driveway providing off road parking, garage with electric roller door, well tended rear garden, uPVC double glazing throughout and oil fired central heating. Internal inspection is highly recommended to appreciate all that this property has to offer.



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KITCHEN DINER

20' 4" (maximum) x 9' 7" (6.20m x 2.92m)

Having an extremely well appointed modern fitted kitchen comprising counter tops, one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, glazed display shelving and under cupboard lighting, integrated waist height double oven and grill, four ring electric hob with glass splashback and stainless steel fume extractor above, integrated dishwasher, integrated fridge, integrated washing machine, LED kickboard lighting, window to side aspect, ceiling recessed lighting, Karndean flooring, radiator, additional obscure glazed window to side aspect. Open plan through to: -

SUN LOUNGE

12' 8" x 10' 9" (3.86m x 3.28m)

Of brick and uPVC construction. Having a continuation of the Karndean flooring from the kitchen, double doors leading to a rear patio area, radiator, ceiling recessed lighting, power points, TV aerial point.

BEDROOM ONE

13' 0" (maximum including built-in wardrobes) x 10' 4" (maximum including built-in wardrobes) (3.96m x 3.15m)

With window to rear aspect, radiator, coved cornice, ceiling light point, range of recently fitted wardrobes providing fantastic storage space with hanging rails and shelving within.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, push button WC, heated towel rail, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 10" x 7' 9" (3.91m x 2.36m)

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

BEDROOM THREE

9' 7" x 7' 6" (2.92m x 2.29m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, tiled floor, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, heated towel rail, obscure glazed window to side aspect.

EXTERIOR

To the front, the property benefits from five bar double gated access leading to a tarmac driveway which provides off road parking and hardstanding and extends to the left hand side of the property. There are well maintained plant and shrub border and low level wall to the front boundary. The driveway is served by outside lighting.

GARAGE

8' 0" x 16' 6" (2.44m x 5.03m)

With electric roller door, personnel door leading to the rear garden, served by power and lighting, Boulter oil fired central heating boiler.

REAR GARDEN

Being initially laid to an Indian Sandstone patio area providing entertaining space, leading to a central section of lawn with slate and gravelled borders. There are two further feature paved patio areas towards the rear of the garden. The garden also houses a timber shed, is fully enclosed by fencing and served by tap and lighting.

SERVICES

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

REFERENCE

10072024/27920068/BAR



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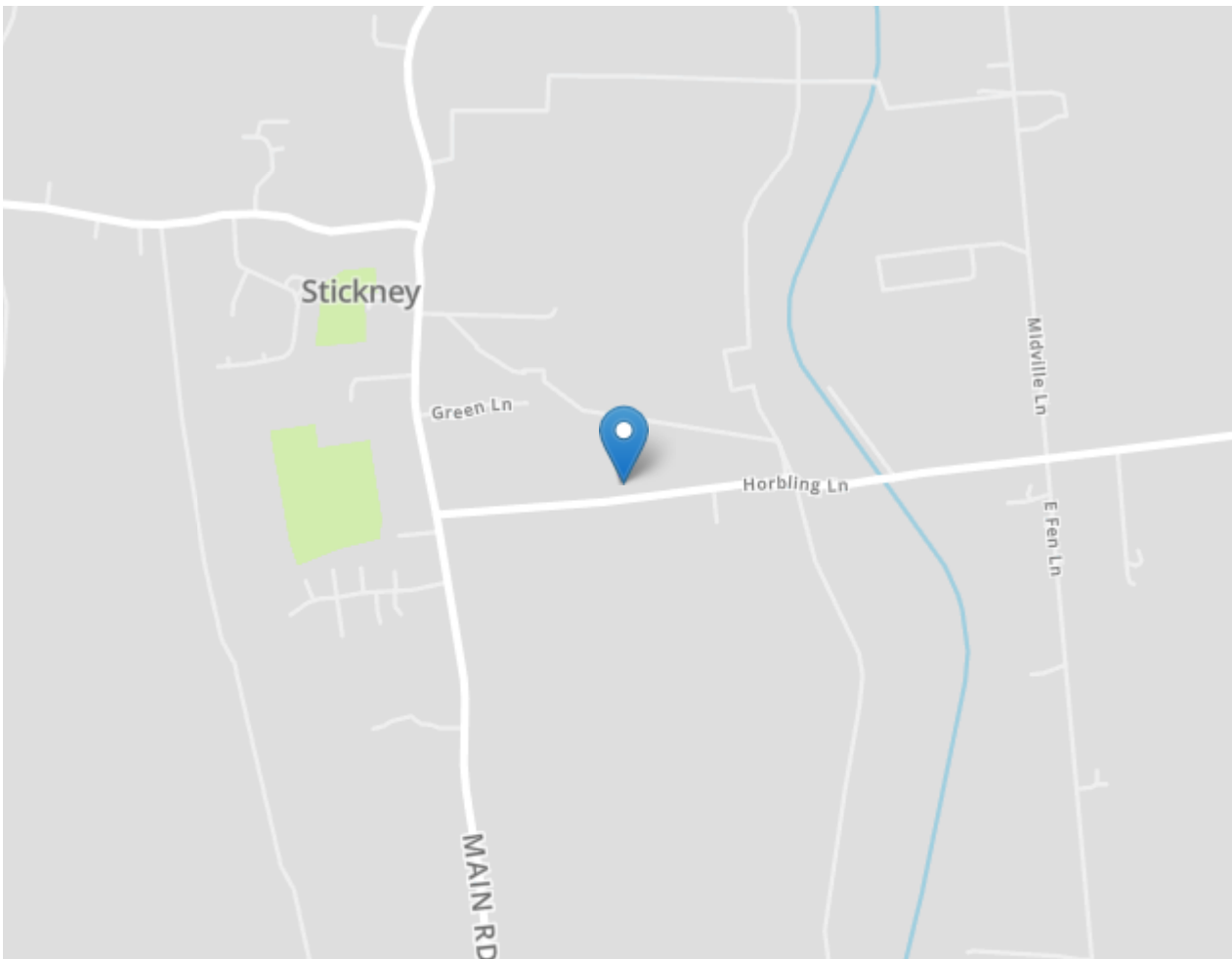
AGENT'S NOTES

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.

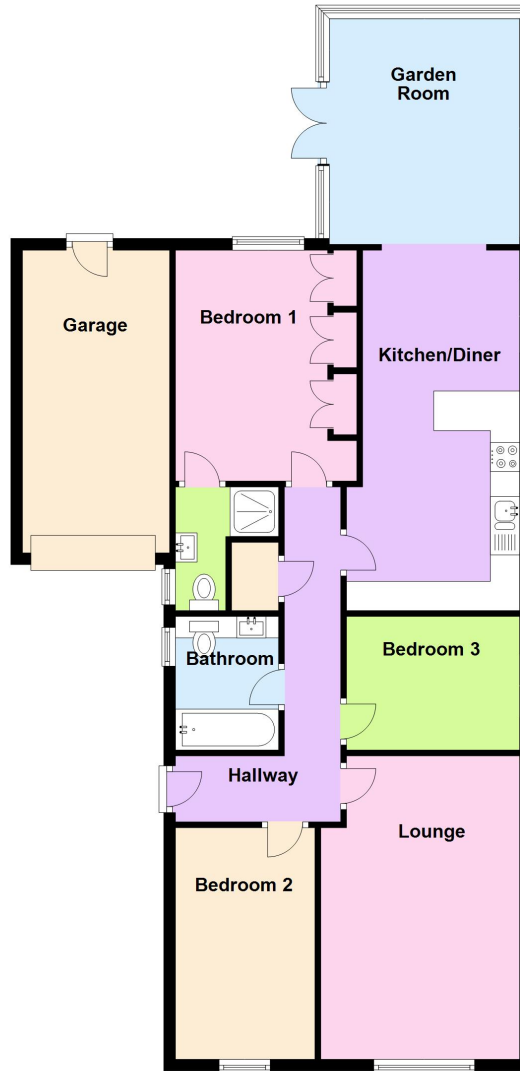
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 108.0 sq. metres (1162.5 sq. feet)



Total area: approx. 108.0 sq. metres (1162.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	