



£259,950

97 Wyberton Low Road, Boston, Lincolnshire PE21 7RH

SHARMAN BURGESS

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PE21 7RH
£259,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

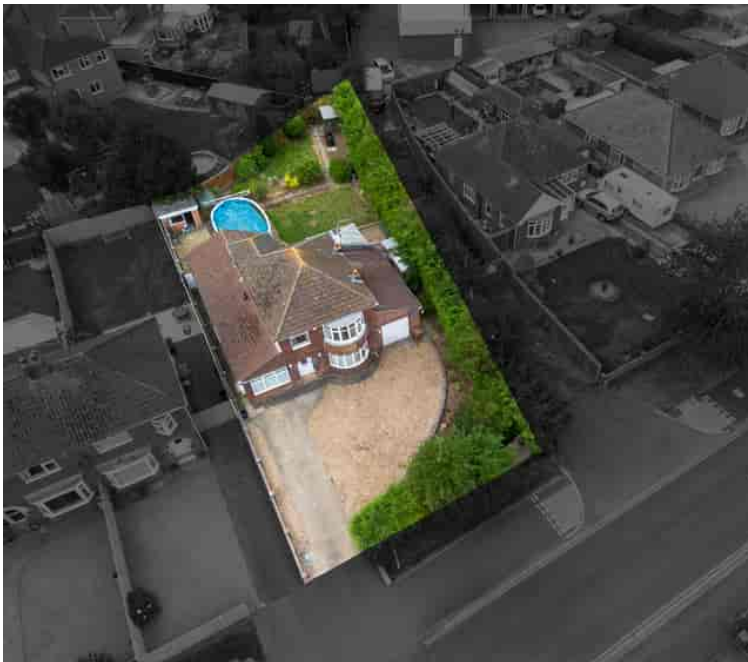
Having partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, under stairs cupboard with shelving within.

LOUNGE

31' 5" (maximum taking into bay and to patio doors) x 12' 0" (maximum) (9.58m x 3.66m)

A large room having feature bay window to front aspect, sliding patio doors to rear aspect, two living flame coal effect gas fireplaces with fitted insets and hearths and display surrounds, wall mounted lighting, coved cornice, TV aerial point, radiator, door to: -

A substantial detached three bedroomed family home offering a large amount of living accommodation to the ground floor. Accommodation comprises an entrance hall, large lounge, conservatory, boot room/store, dining room, kitchen, utility room, ground floor cloakroom, three bedrooms to the first floor and an extended family bathroom. The property is offered for sale with NO ONWARD CHAIN and further benefits include gas central heating, uPVC double glazing, driveway providing ample off road parking, garage and enclosed approximate south westerly facing rear garden.



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CONSERVATORY

12' 4" (maximum) x 11' 3" (maximum) (3.76m x 3.43m)
Of brick and uPVC double glazed construction with polycarbonate roof. Having double doors leading to the rear garden, radiator, served by power, door to: -

BOOT ROOM/STORE

10' 3" x 7' 4" (3.12m x 2.24m)
Having radiator, ceiling mounted strip light, personnel door to garage. Purchasers should be aware that there is currently a Sauna situated within the room and this will be removed by the Vendors.

DINING ROOM

17' 0" (maximum) x 8' 4" (maximum) (5.18m x 2.54m)
Having window to front aspect, radiator, coved cornice, ceiling light point, additional wall light points, door from entrance hall, door to utility.

INNER HALL

9' 2" x 6' 4" (2.79m x 1.93m)
Having radiator, coved cornice, wall light points, obscure glazed window to side aspect.



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KITCHEN

18' 9" (maximum including archway and into entrance area) x 15' 8" (5.71m x 4.78m)

Having counter tops, one and a half bowl sink and drainer with mixer tap and tiled splashback, extensive range of base level storage units, drawer units and matching eye level wall units, wine rack, wall mounted display cabinets and eye level display shelving, integrated fridge, integrated double oven and grill, four ring electric hob and fume extractor, integrated dishwasher, radiator, coved cornice, ceiling mounted strip light, sliding patio door to exterior, window to rear aspect.

UTILITY ROOM

8' 8" (maximum) x 10' 3" (maximum) (2.64m x 3.12m)

Having counter tops, base level storage unit, sink and drainer with mixer tap, tiled floor, obscure glazed entrance door, obscure glazed window, ceiling mounted strip light, access to roof space, wall mounted Vokera gas central heating boiler, shower cubicle with wall mounted mains fed shower, light and extractor within and bi-fold shower screen.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, wall mounted wash hand basin with tiled splashback, tiled floor, obscure glazed window, ceiling light point.

FIRST FLOOR LANDING

Having window to side aspect, access to roof space, coved cornice, ceiling light point.



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BEDROOM ONE

14' 6" (maximum into bay window) x 12' 2" (4.42m x 3.71m)
Having bay window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

12' 5" (maximum) x 12' 0" (maximum) (3.78m x 3.66m)
Having window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

6' 4" (maximum) x 7' 7" (maximum) (1.93m x 2.31m)
Having window to front aspect, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

13' 9" (maximum) x 6' 4" (maximum) (4.19m x 1.93m)
Being fitted with a four piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted Redring electric shower and tiling within and fitted shower screen, corner bath, extractor fan, two radiators, heated towel rail, dado rail, coved cornice, ceiling mounted spotlights, obscure glazed window.

EXTERIOR

To the front, the property is approached over a driveway which provides off road parking as well as vehicular access to the garage, with additional gravelled area providing further parking space.

SINGLE GARAGE

16' 0" x 10' 5" (maximum) (4.88m x 3.17m)
Having electric roller door, served by power and lighting.



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REAR GARDEN

Being initially laid to a paved patio seating area leading to the remainder which is predominantly laid to lawn, with flower and shrub borders, raised swimming pool (which could be included within the sale). The garden is fully enclosed by a mixture of wall, fencing and hedging and served by external tap and lighting. The garden also houses a:

BLOCK BUILT STORE

7' 1" x 9' 3" (2.16m x 2.82m)

SERVICES

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

REFERENCE

20082024/26391246/ULA



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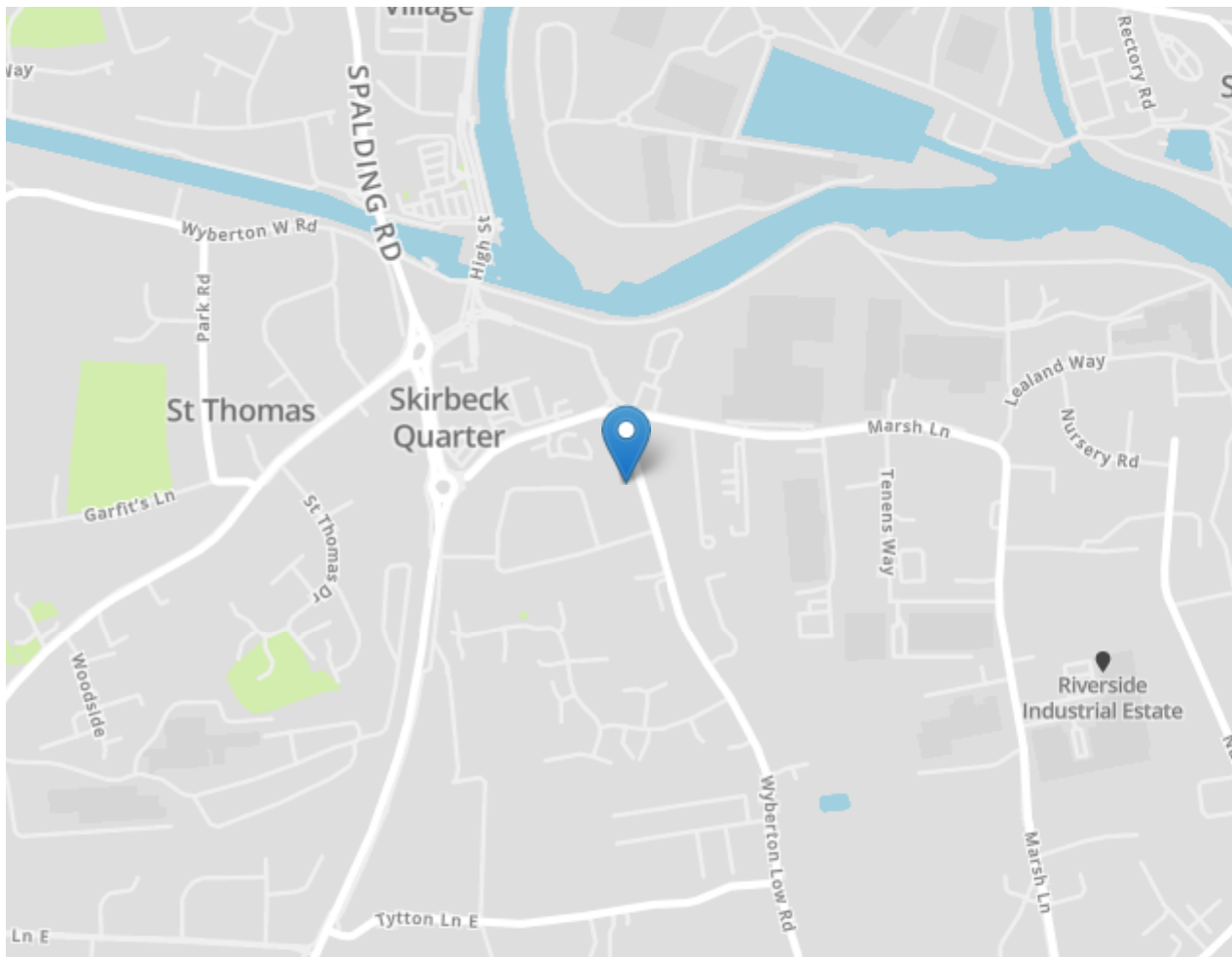
AGENT'S NOTES

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.



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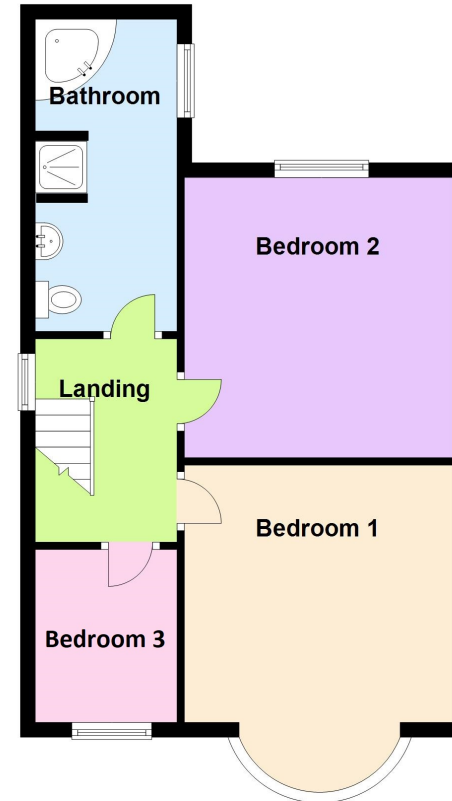
Ground Floor

Approx. 127.3 sq. metres (1370.4 sq. feet)



First Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



Total area: approx. 174.0 sq. metres (1872.5 sq. feet)



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