



£299,950

5 Bunkers Hill, Wyberton, Boston, Lincolnshire PE21 7AE

SHARMAN BURGESS

**5 Bunkers Hill, Wyberton, Boston,
Lincolnshire PE21 7AE
£299,950 Freehold**

ACCOMMODATION:

Having a composite partially obscure glazed front entrance door with leaded light detailing leading to:-

HALLWAY

Having a staircase leading of to the first floor with attractive inset low level LED lights, additional light point and Kardean flooring. Door leading to:-

SITTING ROOM

12'8" x 9'9" (3.86m x 2.97m) (both maximum measurements)

Having a window out to the front aspect, radiator and ceiling light point. Living flame coal effect fire with hearth and display surround, under floor heating and Kardean flooring.

Situated on the outskirts of Boston town yet enjoying views of open farmland this stunning semi detached property has under gone a huge course of improvement and alterations over the years to provide fantastic family living accommodation. This comprises an entrance lobby, sitting room, open plan living, dining and kitchen areas with log burner, utility room, downstairs cloakroom and office. There is also a bedroom/playroom to the ground floor. To the first floor there are four further bedrooms with bedroom two having access to a first floor balcony with extensive views. A contemporary four piece family bathroom and ensuite to bedroom one. The ground floor of the property mostly benefits from Kardean flooring and under floor heating. Externally there is a large gravel driveway to the front with access gained through a five bar gate with the rear garden being large and having a detached 'barn' style building including hot tub area (with hot tub to be included within the sale), open fronted gym and additional store. Viewing of this unique property comes highly recommended.



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OPEN PLAN LIVING, DINING AND KITCHEN AREA

28' 11" x 20' 4" (8.81m x 6.20m)

The living area of this room is served with recessed ceiling light and feature log burner (to be included within the sale) with display mantel and hearth. Under stairs cupboard providing additional storage space and the whole room is laid with Kardean flooring with compass detailing. The large kitchen area comprises work surface with matching upstand, inset sink and drainer with mixer tap with a wide range of base level storage units and pan drawers. Integrated appliances include dishwasher and two waist height ovens and grills, four ring electric hob with glazed splash back and illuminated stainless steel fume extractor. A further range of matching eye level wall units with a further island and base level storage beneath, this also provides a breakfast bar to this part of the room. Additional recessed ceiling lights, window to the rear aspect, bi-fold doors leading to the patio and the garden beyond. Wall mounted thermostat for the central heating which benefits from underfloor heating in this part of the house. The room also benefits from a feature sky light over the dining area.

UTILITY ROOM

12' 7" x 5' 3" (3.84m x 1.60m)

Having counter tops with plumbing for an automatic washing machine, space for condensing tumble dryer and space for American fridge/freezer. Wall mounted storage cupboard with access to the roof space, two ceiling light points and extractor fan. Door to the rear, built in boiler cupboard which houses the gas central heating boiler. Kardean flooring with under floor heating and wall mounted thermostat.

DOWNSTAIRS CLOAKROOM

Comprises wc and wash hand basin with mixer tap, Kardean flooring, extractor fan and ceiling light point.



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SIDE ENTRANCE LOBBY

Having Kardean flooring, again with under floor heating, recessed ceiling lighting, obscure glazed door and wall mounted coat hooks.

OFFICE

10' 2" x 5' 10" (3.10m x 1.78m)

Having Kardean flooring, under floor heating, telephone point, window and recessed ceiling lighting.

DOWNSTAIRS BEDROOM FIVE/PLAYROOM

15' 2" x 10' 2" (4.62m x 3.10m)

Having a window to the front aspect, radiator and ceiling light point.

FIRST FLOOR SPLIT LEVEL LANDING

Having a ceiling light point and access to the roof space.

BEDROOM ONE

11' 9" x 9' 10" (3.58m x 3.00m)

Having a window to the front aspect, radiator, ceiling light point and built in double wardrobe with hanging rails and shelving within.

EN-SUITE SHOWER ROOM

Comprising a three piece suite with wash hand basin with mixer tap and vanity unit, push button wc, corner shower cubicle with wall mounted mains fed shower and handheld shower attachment. Heated towel rail, fully tiled walls, extractor fan and ceiling light point.

BEDROOM TWO

10' 3" x 11' 10" (3.12m x 3.61m) (both maximum measurements)

Having two radiators, ceiling light point and a double glazed door leading to a first floor balcony, being served with feature lighting and enclosed with a mixture of wall and glazing providing views over open farmland and the garden.



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BEDROOM THREE

11' 10" x 8' 0" (3.61m x 2.44m) (both maximum measurements)
Having a window to the rear aspect, radiator and ceiling light point.

BEDROOM FOUR

8' 7" x 7' 4" (2.62m x 2.24m)
Currently being used as a dressing room. Having a window to the rear, radiator and ceiling light point. This room also has a door leading to bedroom two which can be accessed from here if required.

FAMILY BATHROOM

10' 2" x 7' 0" (3.10m x 2.13m) (both maximum measurements)
Having an obscure UPVC double glazed window to the front aspect and contains a contemporary style suite comprising free standing bath with mixer tap and handheld shower attachment. Wash hand basin with vanity unit beneath and mixer tap, push button wc and walk-in shower cubicle with rain effect shower head and additional handheld shower attachment being fully tiled within. The room is served with an extractor fan, radiator, laminate flooring and recessed ceiling lighting.



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EXTERIOR

The front of the property is approached through a five bar gate leading to a sizeable gravel driveway providing ample off road parking and hard standing. To the right side of the property is gated access to a further section providing additional parking. A particular feature of this property are the attractive gardens extending to the rear. A paved patio seating area providing entertaining space with railway sleepers set with low level LED lighting with gated access leading to the remainder of the gardens which are predominately laid to lawn enclosed with fencing and including numerous established trees and additional beds and borders.

Within the garden is a "Large Barn" with measurements of approximately 45' x 9' 5". The barn itself is separated into three sections the first of which is a fantastic outdoor hot tub area with American Whirlpool hot tub and cover (to be included within the sale). This section is part open fronted , has a seating area and is served with lighting. The second open section of the barn is currently being used as a gym and has wrought iron railings to the front with the third section having a set of double doors and is currently being used as storage.

SERVICES

Mains electricity and water are connected to the property with the drainage being on a shared Klargester and the central heating uses gas for both the under floor heating to the first floor and the radiators.

REFERENCE

180122/BUT



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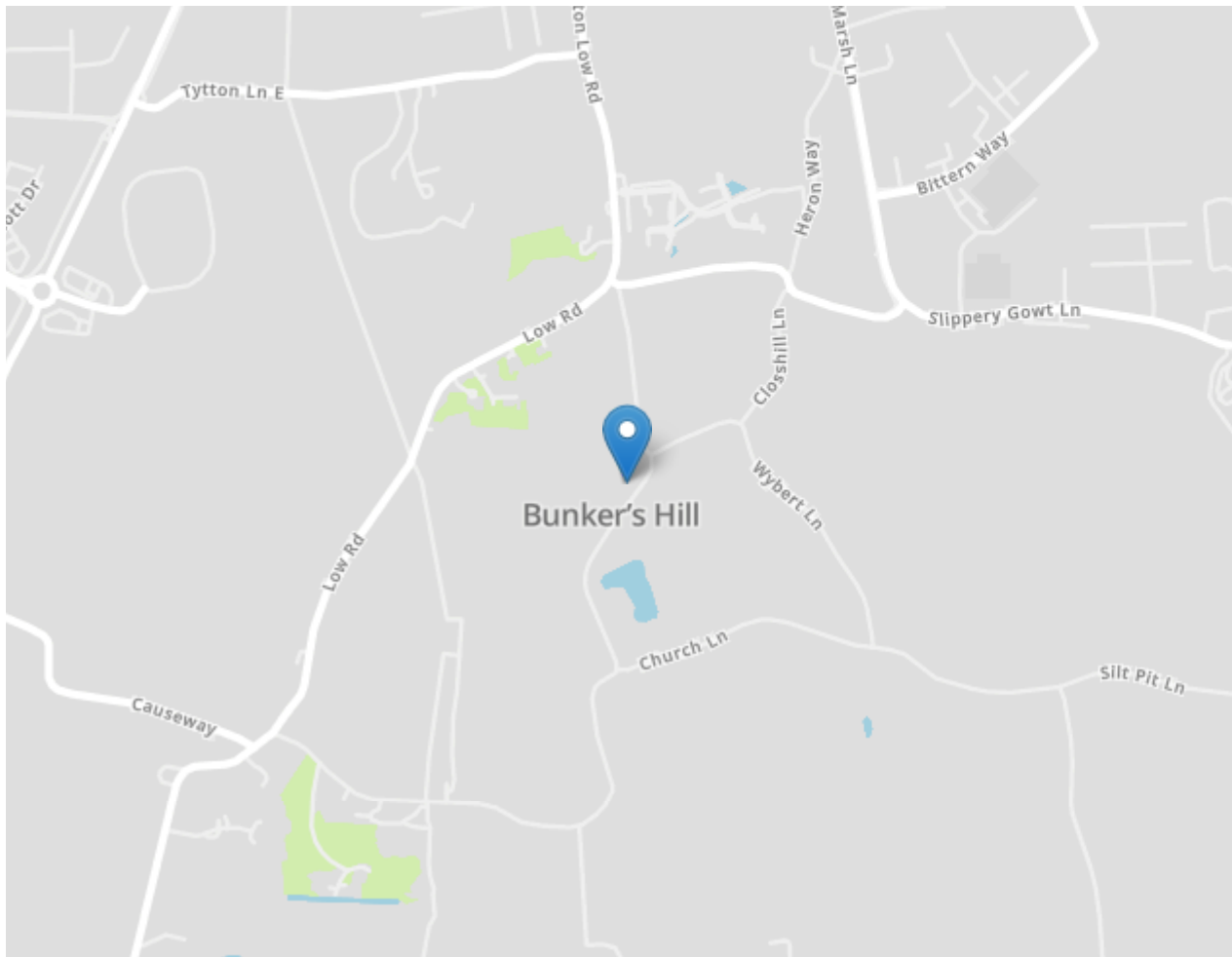
AGENT'S NOTES

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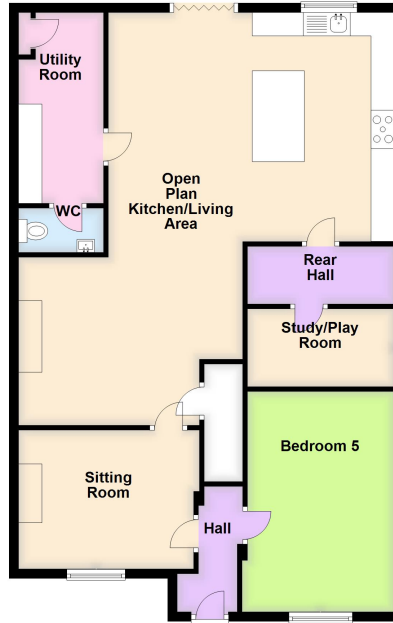
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

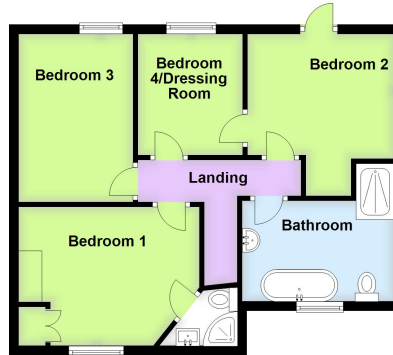


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Ground Floor
Approx. 99.1 sq. metres (1066.8 sq. feet)



First Floor
Approx. 50.0 sq. metres (538.7 sq. feet)



Total area: approx. 149.2 sq. metres (1605.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		95
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(55-68)	D	70	
(39-54)	E		
(21-38)	F		
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England, Scotland & Wales		EU Directive 2002/91/EC	