



**£269,950**

33 Ivy Crescent, Boston, Lincolnshire PE21 8BP

**SHARMAN BURGESS**

**33 Ivy Crescent, Boston, Lincolnshire  
PE21 8BP  
£269,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially obscure glazed front entrance door with obscure glazed side panel, wall mounted coat hooks, coved cornice, ceiling light point.

**LOUNGE**

19' 2" (maximum including stair well) x 11' 10" (maximum measurement) (5.84m x 3.61m)

Having window to front elevation, radiator, coved cornice, ceiling light point, wall mounted digital thermostat for central heating, TV aerial point, archway through to:-

A deceptively spacious detached property with GROUND FLOOR ANNEXE accommodation and an extended kitchen to the rear. Accommodation comprises a lounge, dining room, large extended modern living kitchen with majority integrated appliances, three bedrooms to the first floor and a modern family shower room. There is an attached integral annexe accommodation comprising an open plan living area incorporating bedroom space, kitchenette/utility and a wet room. Further benefits include a driveway which provides ample off parking, large gardens extending to the rear and purpose built workshop/bar, gas central heating and uPVC double glazing. Internal inspection is highly recommended in order to fully appreciate the accommodation, including annexe, on offer.



**SHARMAN BURGESS**

## DINING ROOM

10' 0" x 9' 0" (3.05m x 2.74m)

Having French doors leading to the rear garden, coved cornice, ceiling light point, radiator.

## LIVING KITCHEN

24' 6" (maximum) x 9' 8" (maximum) (7.47m x 2.95m)

Having a modern, well appointed, fitted kitchen comprising countertops with inset one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units including pan drawers and further matching eye level wall units with glazed display cabinets, integrated five ring ceramic hob with illuminated fume extractor above, integrated microwave oven, integrated oven and grill, integrated fridge and integrated freezer, window to rear elevation, radiator, ceiling recessed lighting, French doors leading to the patio, door to Annexe accommodation.

## FIRST FLOOR LANDING

Having window to side elevation, coved cornice, ceiling light point, access to loft which is boarded to the majority and served by loft ladder and lighting.

## BEDROOM ONE

11' 8" (maximum) x 10' 11" (maximum) (3.56m x 3.33m)

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

## BEDROOM TWO

11' 0" (maximum) x 10' 3" (maximum) (3.35m x 3.12m)

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



### **BEDROOM THREE**

7' 10" (maximum including built-in drawers and stair bulkhead) x

8' 1" (2.39m x 2.46m)

Having window to front elevation, ceiling light point.



### **FAMILY SHOWER ROOM**

Being fitted with a modern three piece suite comprising shower area with wall mounted mains fed shower and fitted shower screen, wash hand basin with mixer tap and storage beneath, push button WC, heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed window to rear elevation.

### **GROUND FLOOR ANNEXE ACCOMMODATION**

#### **LIVING AREA INCORPORATING BEDROOM**

28' 4" (maximum) x 7' 6" (maximum into recess) (8.64m x 2.29m)

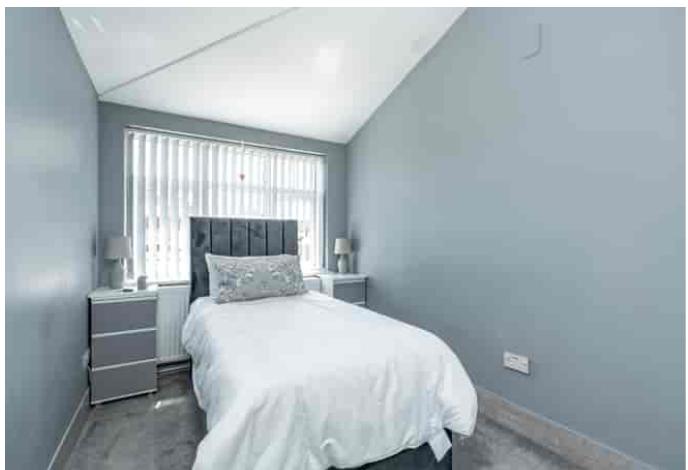
Incorporating both bedroom and living room sections. The bedroom benefits from a window to the front elevation, radiator, ceiling recessed lighting. The living area benefits from wood effect laminate flooring, radiator, two Keylite windows, TV aerial point, ceiling recessed lighting.



### **KITCHENETTE/UTILITY AREA**

6' 5" x 4' 2" (1.96m x 1.27m)

Having counter top, plumbing for automatic washing machine, space for tumble dryer, wall mounted storage units, access to loft space, ceiling recessed lighting.



#### WET ROOM

9' 0" x 7' 1" (2.74m x 2.16m)

Having shower area with wall mounted mains fed shower and fitted shower screen, push button WC, wash hand basin with storage beneath and mixer tap, non-slip flooring, heated towel rail, tiling to walls, ceiling recessed lighting, extractor fan, obscure glazed window to rear elevation.

#### EXTERIOR

The property is approached over a dropped kerb which leads to a concrete driveway providing ample off road parking and hardstanding. The front of the property is also served by gravelled areas and outside lighting.

#### REAR GARDEN

Comprising a block paved covered seating area served by lighting, leading to the remainder of the garden which is predominantly laid to lawn. Within the garden are flower and shrub borders, a section which the current vendors have grown vegetables in and an approximate 7ft x 12ft greenhouse (to be included in the sale). To the rear of the garden is a further decked seating area with feature lighting, leading to a:-

#### MULTI PURPOSE OUTBUILDING

24' 10" x 12' 6" (7.57m x 3.81m)

Predominantly of timber construction with concrete base and sliding door. Served by power and lighting. Currently used as bar and workshop areas.

The garden is served by an outside tap and is fully enclosed by fencing, with gated access to either side of the property.

**SHARMAN  
BURGESS**  
Est 1996

## SERVICES

Mains gas, electricity, water and drainage are connected.

## REFERENCE

09062025/29139491/KEN



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## Do you need Mortgage Advice?



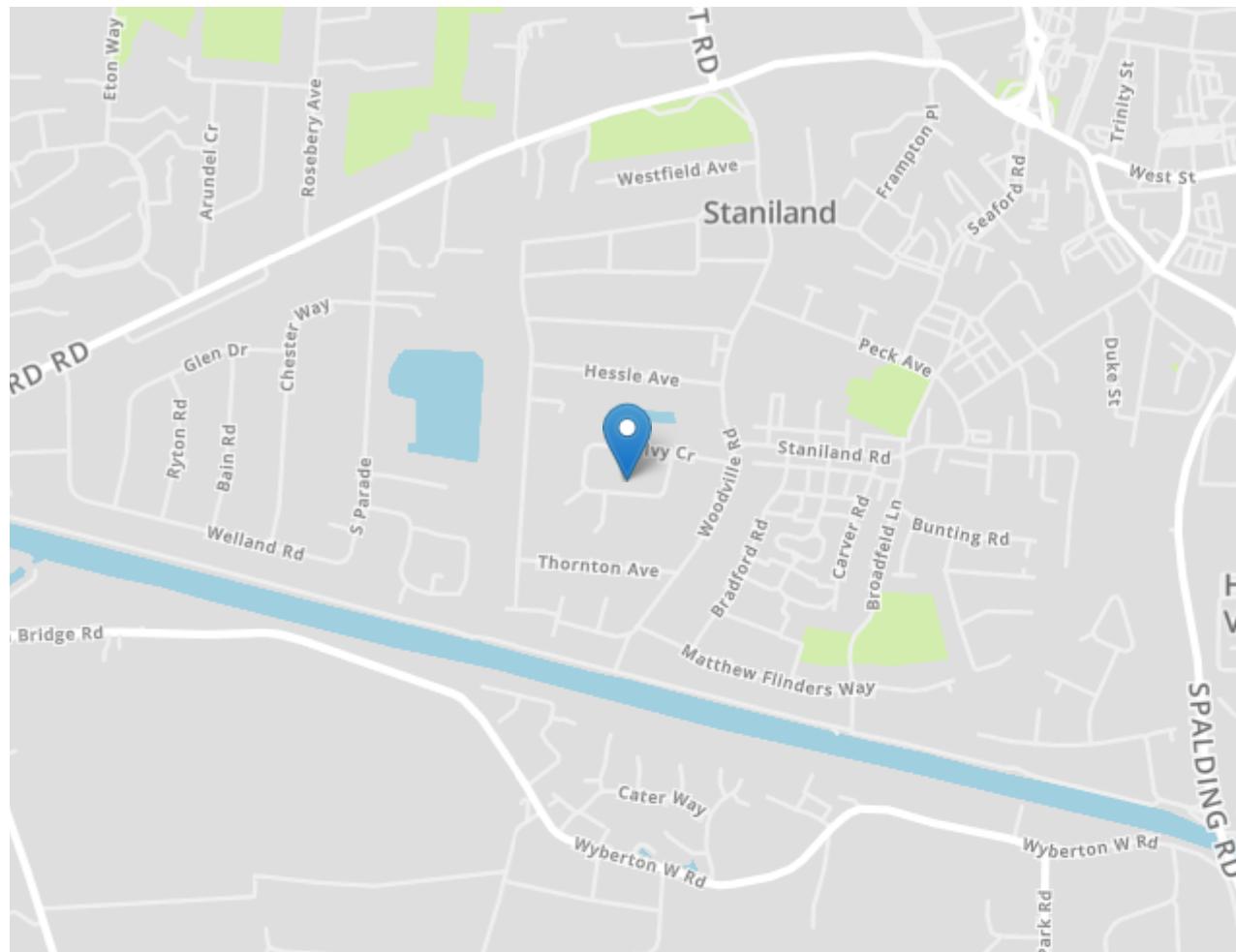
Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

## Mortgage and Protection Broker

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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.

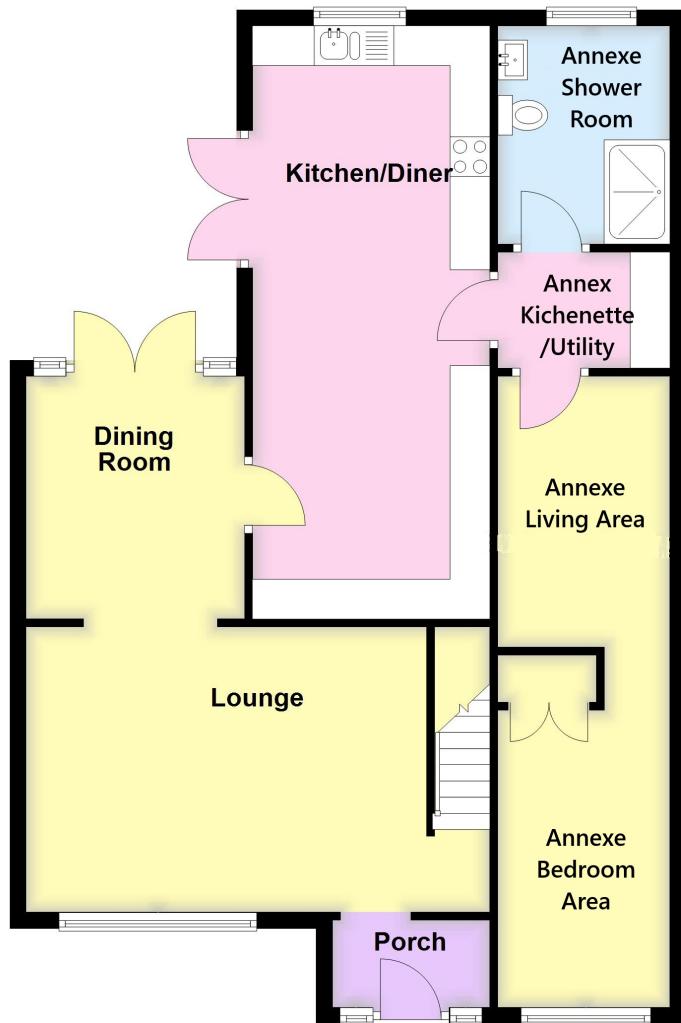
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 82.1 sq. metres (883.4 sq. feet)



## First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 121.1 sq. metres (1303.6 sq. feet)

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