



£169,950

16 Granville Avenue, Wyberton, Boston, Lincolnshire PE21 7BY

SHARMAN BURGESS

**16 Granville Avenue, Wyberton, Boston,
Lincolnshire PE21 7BY**
£169,950 Freehold

ACCOMMODATION

LOUNGE

11' 6" (maximum into bay window) x 14' 11" (3.51m x 4.55m)
Having front entrance door, double glazed bay window to front elevation, radiator, TV aerial point, multi-fuel burner inset to brick recess with tiled hearth, coved cornice, open through to: -

DINING AREA

12' 8" x 14' 10" (maximum into recess and incorporating staircase) (3.86m x 4.52m)
Having double glazed window to rear elevation, radiator, under stairs storage cupboard, wood laminate flooring, coved cornice, door to: -

A well presented semi-detached property situated in a popular residential location within the village of Wyberton. Accommodation comprises an open plan lounge diner, kitchen, rear entrance hall, ground floor bathroom, three independent bedrooms to the first floor and en-suite shower room to bedroom one. Further benefits include ample off road parking and good sized rear garden.



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KITCHEN

9' 11" x 7' 4" (3.02m x 2.24m)

Being fitted with a range of wall and base level storage units, areas of work surface, inset stainless steel one and a half bowl sink and drainer with mixer tap, space for upright fridge freezer, space for cooker, space and plumbing for automatic washing machine, space for slimline dishwasher, partly tiled walls, tiled floor, double glazed window to side elevation, door to: -

REAR ENTRANCE HALL

Having tiled floor, space for condensing tumble dryer, wall mounted central heating boiler, side entrance door, door to: -

GROUND FLOOR BATHROOM

Being fitted with a modern three piece suite comprising panelled bath with mixer tap and rainfall shower above with hand held shower attachment and fitted shower screen, low level WC with concealed cistern, wash hand basin with vanity unit, fully tiled walls, wall mounted heated towel rail, extractor fan, double glazed window to rear elevation, tiled floor.

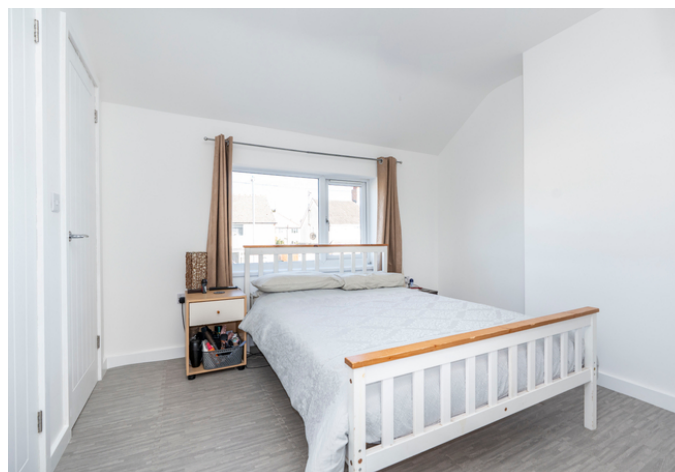
FIRST FLOOR LANDING

With stairs rising from dining area, double glazed window to side elevation, coved cornice.

BEDROOM ONE

9' 7" x 10' 8" (2.92m x 3.25m)

Having double glazed window to front elevation, TV aerial point, ceiling fan light, radiator, built-in wardrobe with radiator within.



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EN-SUITE SHOWER ROOM

Being fitted with a modern three piece suite comprising double shower cubicle with wall mounted electric shower within, wash hand basin inset to vanity unit, low level push button WC, wall mounted heated towel rail, electric shaver point, tiled walls, extractor fan, ceiling recessed spotlights, LED backlit mirror.

BEDROOM TWO

12' 7" x 7' 1" (3.84m x 2.16m)

Having double glazed window to rear elevation, radiator, TV aerial point, access to roof space.

BEDROOM THREE

9' 8" x 7' 5" (2.95m x 2.26m)

Having double glazed window to rear aspect, radiator, ceiling fan light, TV aerial point.

EXTERIOR

To the front, the property benefits from a good sized gravelled driveway providing off road parking for numerous vehicles. Gated access leads to the: -

REAR GARDEN

Being initially laid to an area of hardstanding with access to a workshop, leading to the remainder of the garden which is predominantly laid to lawn, with shrub and bush borders. There is a further enclosed section of garden to the rear which is laid predominantly to gravel and houses raised vegetable beds. The garden is fully enclosed by timber fencing and hedging and served by outside tap and lighting.

WORKSHOP

With up and over door.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

10042025/28661307/OTW



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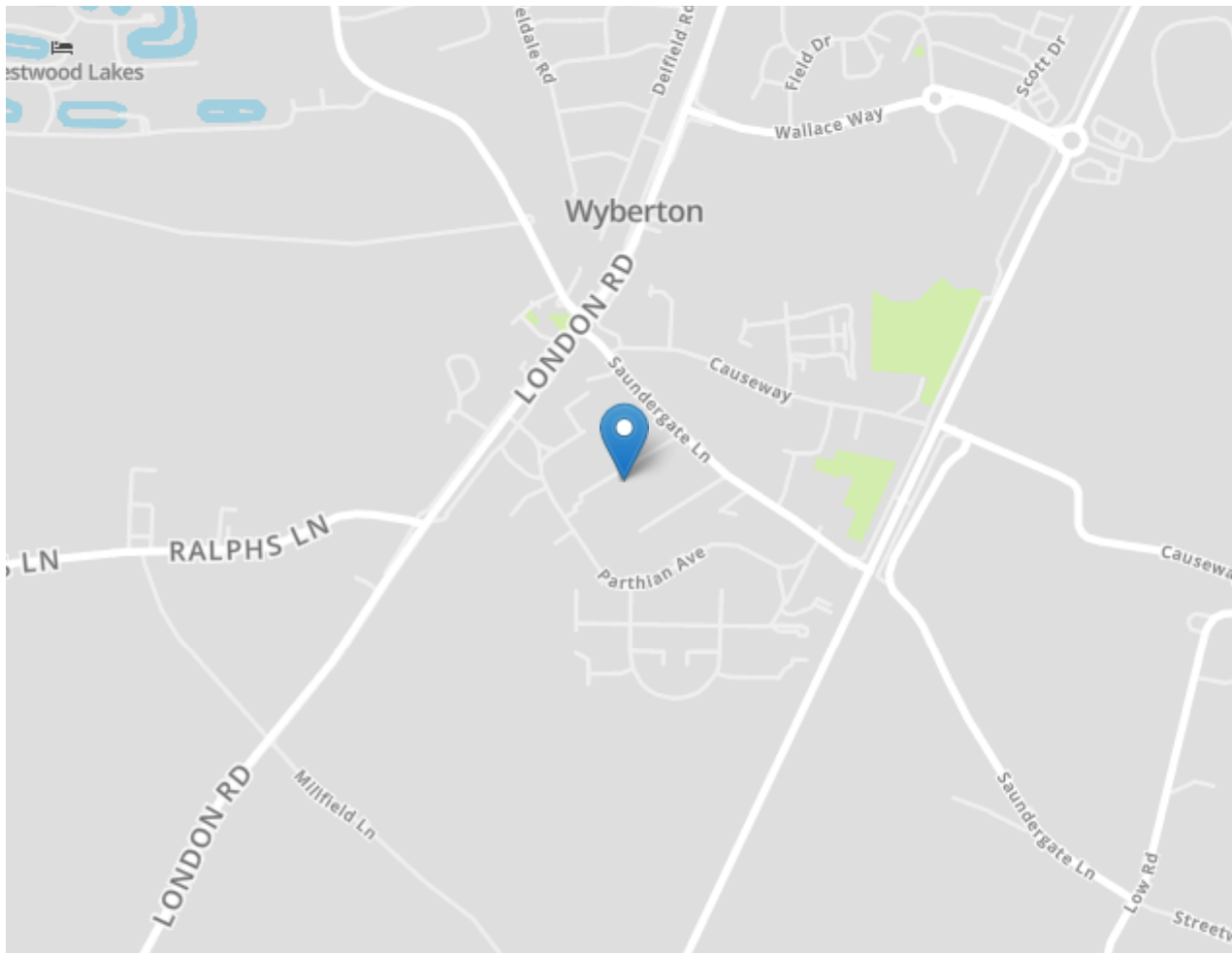
AGENT'S NOTES

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.

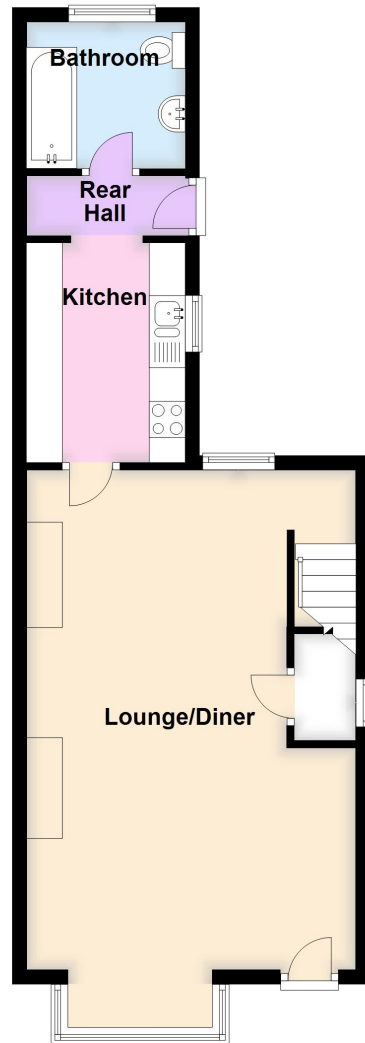
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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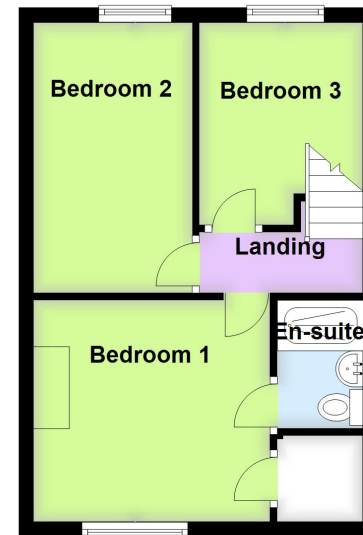
Ground Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 77.5 sq. metres (833.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	