



£219,950

27 Cavendish Drive, Wyberton, Boston, Lincolnshire PE21 7BP

SHARMAN BURGESS

**27 Cavendish Drive, Wyberton, Boston,
Lincolnshire PE21 7BP
£219,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door with obscure glazed side panel, staircase rising to first floor landing, coved cornice, ceiling light point, built-in storage cupboard.

LOUNGE

24' 1" (maximum measurement) x 12' 4" (maximum measurement taken at the widest point) (7.34m x 3.76m)

Having window to front aspect, two radiators, coved cornice, ceiling recessed spotlights, TV aerial point, fitted log burner with tiled hearth. Sliding patio doors lead through to: -

A detached property situated in a popular cul-de-sac location, having been extended to the rear. The accommodation comprises an entrance hall, lounge, conservatory, kitchen, separate dining room, ground floor cloakroom, three bedrooms to the first floor and a family bathroom. Further benefits include a driveway, single garage, gas central heating and good sized garden to the rear.



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CONSERVATORY

9' 6" x 9' 2" (2.90m x 2.79m)

Of uPVC double glazed construction with glazed roof. Having French doors leading to the rear garden, wood effect laminate floor.

KITCHEN

15' 4" x 9' 0" (4.67m x 2.74m) (both maximum measurements)

Having counter tops with inset stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units, matching eye level wall units, space for twin height fridge freezer, plumbing for washing machine, space for dishwasher, integrated four ring electric hob with illuminated stainless steel fume extractor above, integrated waist height double oven and grill, window to rear aspect, ceiling mounted strip lighting, radiator.

INNER LOBBY

Having sliding doors to a larder with shelving and storage within.

DINING ROOM

11' 6" x 11' 4" (3.51m x 3.45m) (both maximum measurements)

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

SIDE ENTRANCE LOBBY

With door to front aspect, ceiling light point.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising WC, corner wash hand basin with tiled splashbacks, radiator, ceiling light point, extractor fan.

FIRST FLOOR LANDING

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



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12'4" x 11'1" (3.76m x 3.38m) (both maximum measurements)

Having window to front aspect, radiator, coved cornice, ceiling light point, additional wall mounted lighting, built-in wardrobes with mirrored sliding doors with hanging rails and shelving within.

BEDROOM TWO

11'0" x 9'9" (3.35m x 2.97m) (both maximum measurements)

Having window to rear aspect, ceiling light point, radiator, built-in boiler cupboard housing the Ideal gas combination central heating boiler.

BEDROOM THREE

9'1" x 7'6" (2.77m x 2.29m) (both maximum measurements)

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

FAMILY BATHROOM

Having a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap and wall mounted Mira mains fed shower above and concertina shower screen, heated towel rail, fully tiled walls, extractor fan, ceiling light point, obscure glazed window to the rear aspect.

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which provides off road parking as well as vehicular access to the single garage.

The good sized rear garden is predominantly laid to lawn, with flower and shrub borders. Within the garden is a timber summerhouse situated to the rear right hand corner, which is to be included within the sale. The garden is enclosed to the majority and served by external lighting.

SINGLE GARAGE

Having up and over door, served by power and lighting.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

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

REFERENCE

26148230/22062023/TAY



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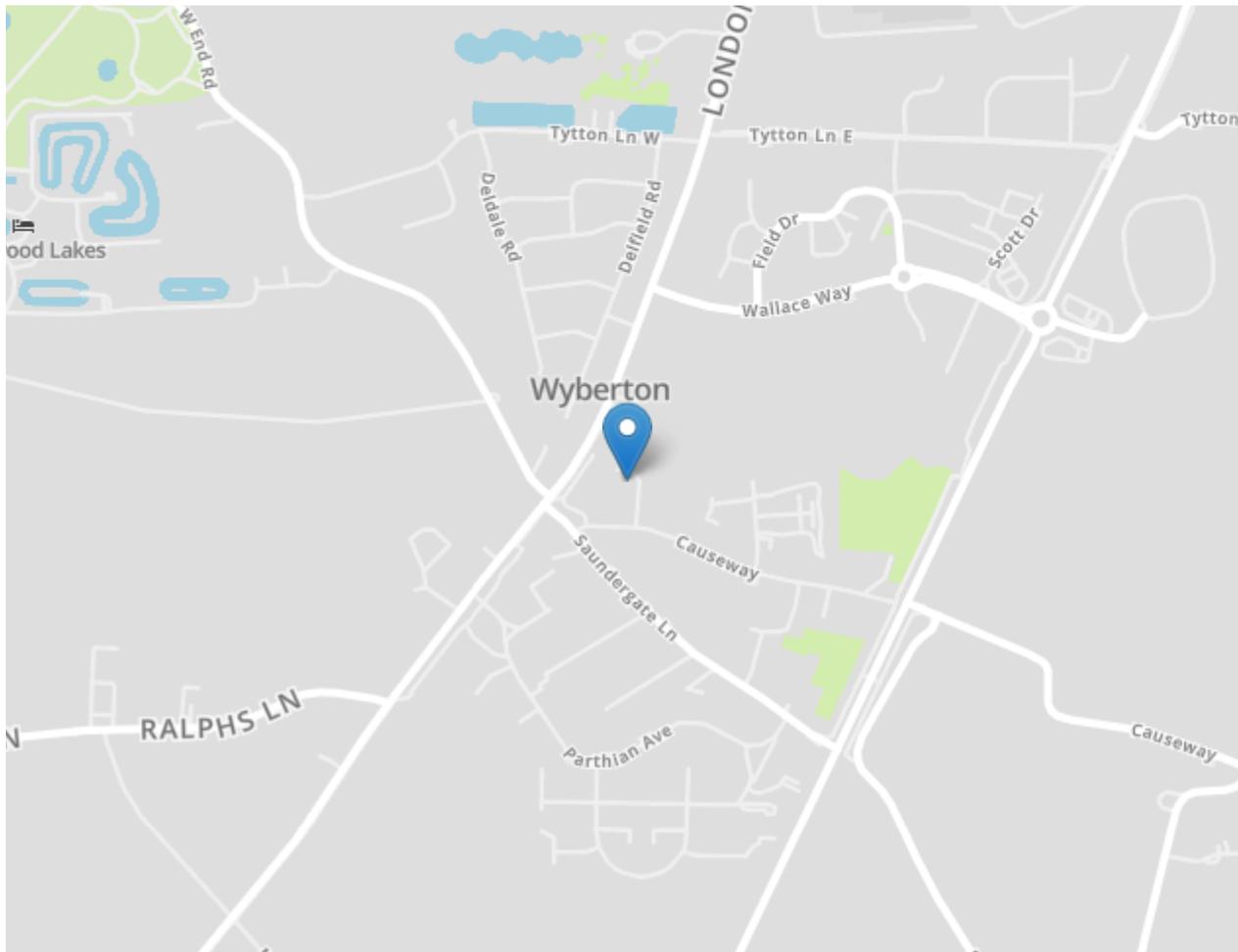
AGENT'S NOTES

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.

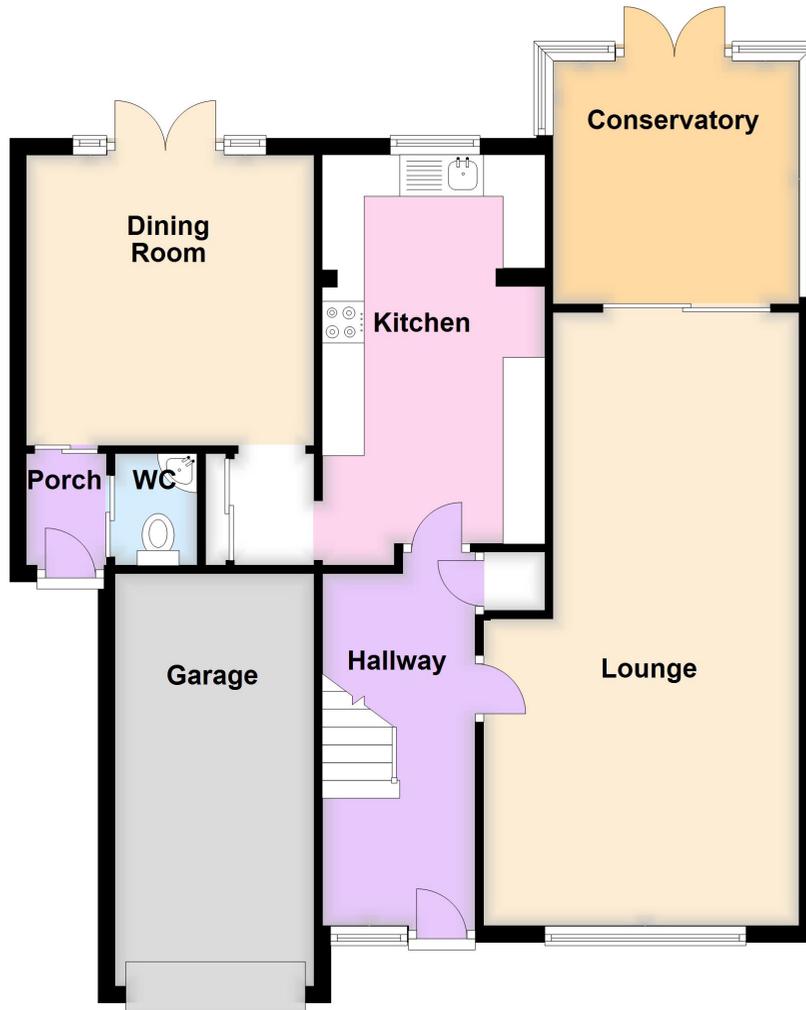
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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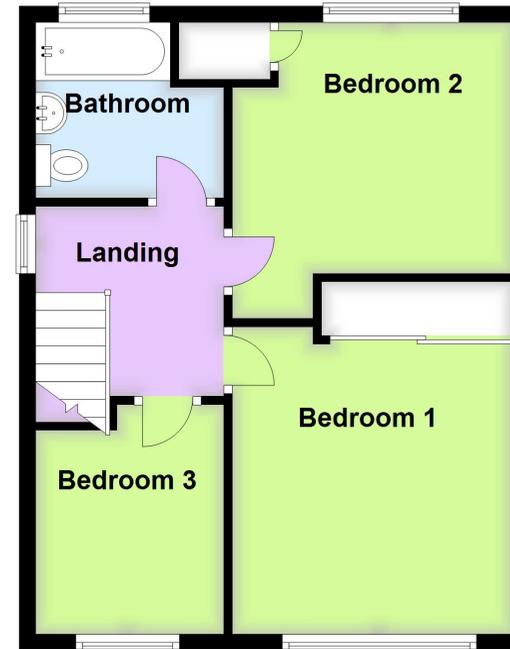
Ground Floor

Approx. 86.1 sq. metres (926.6 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 129.3 sq. metres (1392.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	