



£370,000

180 Wyberton Low Road, Boston, Lincolnshire PE21 7SE

SHARMAN BURGESS

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Lincolnshire PE21 7SE
£370,000 Freehold**

ACCOMMODATION

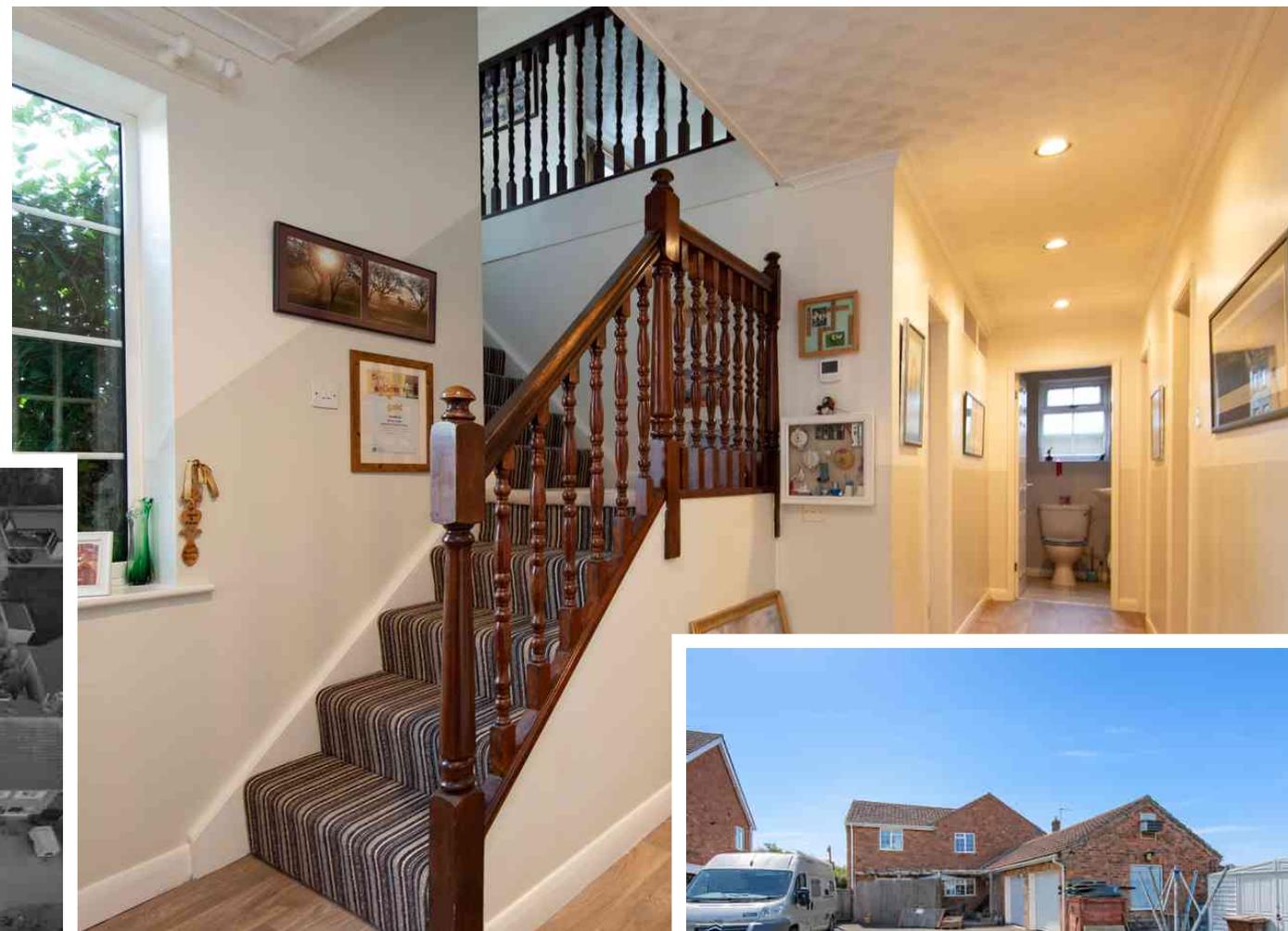
ENTRANCE LOBBY

5' 0" x 4' 7" (1.52m x 1.40m)

Having front entrance door, obscure glazed window to side elevation, quarry tiled floor, wall light point.

HALLWAY

Having staircase leading off, radiator, coved cornice, ceiling mounted lighting, central heating thermostat. Built-in cloak cupboard with radiator, ceiling light point and wall mounted coat hooks within.



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LOUNGE

20' 10" (maximum into recess) x 12' 3" (6.35m x 3.73m)
Having feature bow window to front elevation, radiator, coved cornice, ceiling mounted lighting, TV aerial point, fitted air conditioning unit. Feature fireplace with fitted log burner, stone hearth and arched exposed brickwork mantle. Under stairs storage space which has also been used as a bar.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin with tiled splashback and WC. Tiled floor, heated towel rail, obscure glazed window to side elevation, ceiling light point, wall mounted electric fuse box.

UTILITY ROOM

9' 0" (maximum) x 10' 4" (maximum) (2.74m x 3.15m)
Having roll edge work surfaces with inset stainless steel sink and drainer, base level storage units, fitted larder style unit, plumbing for automatic washing machine, tiled floor, wall mounted coat hooks, space for fridge or freezer, window to side elevation, obscure glazed side entrance door, ceiling light point.

OFFICE/GARDEN ROOM

14' 0" x 12' 4" (4.27m x 3.76m)
Having radiator, coved cornice, ceiling light point, sliding patio door leading to the garden, access to loft space served by loft ladder.



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OPEN PLAN KITCHEN DINER

25' 3" (maximum including archway) x 10' 3" (maximum taken at widest point) (7.70m x 3.12m)

The kitchen area comprises counter tops with inset stainless steel sink and drainer with mixer tap, an extensive range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, integrated oven and grill, integrated microwave oven, integrated dishwasher, five ring gas hob with illuminated fume extractor above, integrated fridge, tiled floor, ceiling light point, window to rear elevation. Within the dining area is a window to side elevation, sliding patio doors leading to the rear garden, coved cornice, ceiling light point and radiator.

FIRST FLOOR LANDING

With feature arched window to front elevation, radiator, coved cornice, ceiling mounted lighting, access to first floor loft space, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

14' 1" (maximum) x 13' 0" (maximum into recess) (4.29m x 3.96m)

Having window to front elevation, radiator, coved cornice, ceiling light point, fitted air conditioning unit.

EN-SUITE CLOAKROOM

Having WC, wash hand basin with vanity unit beneath and tiled splashback, heated towel rail, coved cornice, ceiling light point, obscure glazed window to side elevation.



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BEDROOM TWO

10' 6" (maximum into recess) x 9' 10" (3.20m x 3.00m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in single wardrobe with hanging rail within and overhead storage lockers.

BEDROOM THREE

13' 0" (maximum into built-in wardrobes) x 8' 6" (3.96m x 2.59m)

Having obscure glazed window to rear elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rails and shelving within and overhead storage locker.

BEDROOM FOUR

12' 2" (maximum into built-in wardrobes) x 8' 6" (3.71m x 2.59m)

Having window to rear elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within and overhead storage locker.

FAMILY BATHROOM

8' 10" x 11' 6" (2.69m x 3.51m)

Being fitted with a five piece suite comprising twin wash hand basins with mixer taps, WC, Jacuzzi bath with mixer tap and hand held shower attachment, shower cubicle with wall mounted mains fed shower and additional overhead shower within, tiled splashbacks, heated towel rail, extractor fan, obscure glazed window to side elevation.



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EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which is initially laid to tarmac and extends to the right hand side of the property providing off road parking. A further large gravelled section of driveway to the immediate front of the property provides extra hardstanding and turning space. There are a selection of shrubs set within the front boundary and the driveway is served by external lighting. Side gated access leads to a continuation of the tarmac driveway and gives vehicular access to the double garage located at the rear of the property.

DOUBLE GARAGE

18' 0" x 15' 9" (5.49m x 4.80m)

Having two electric roller doors. Served by power and lighting.

REAR GARDEN

The larger than average garden is laid predominantly to lawn and interspersed with a variety of plants, shrubs and fruit trees. Within the garden are some raised vegetable planters, composting areas and a selection of greenhouses (which may or may not be included in the sale, dependant on the negotiated price). The garden is fully enclosed by a mixture of fencing and hedging and is served by outside power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected. EV charging point.

REFERENCE

05032026/30034881/TAY



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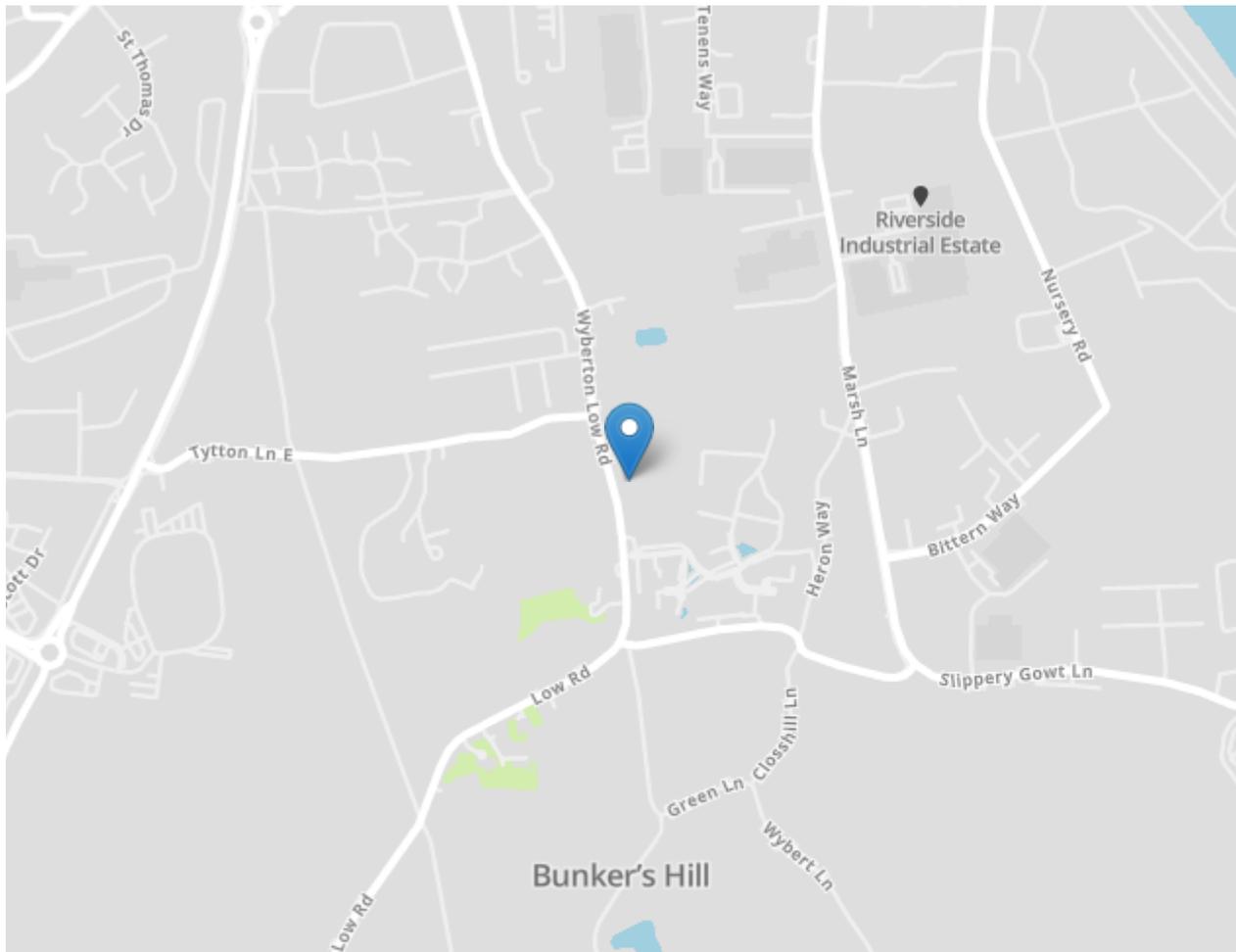
AGENT'S NOTES

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.

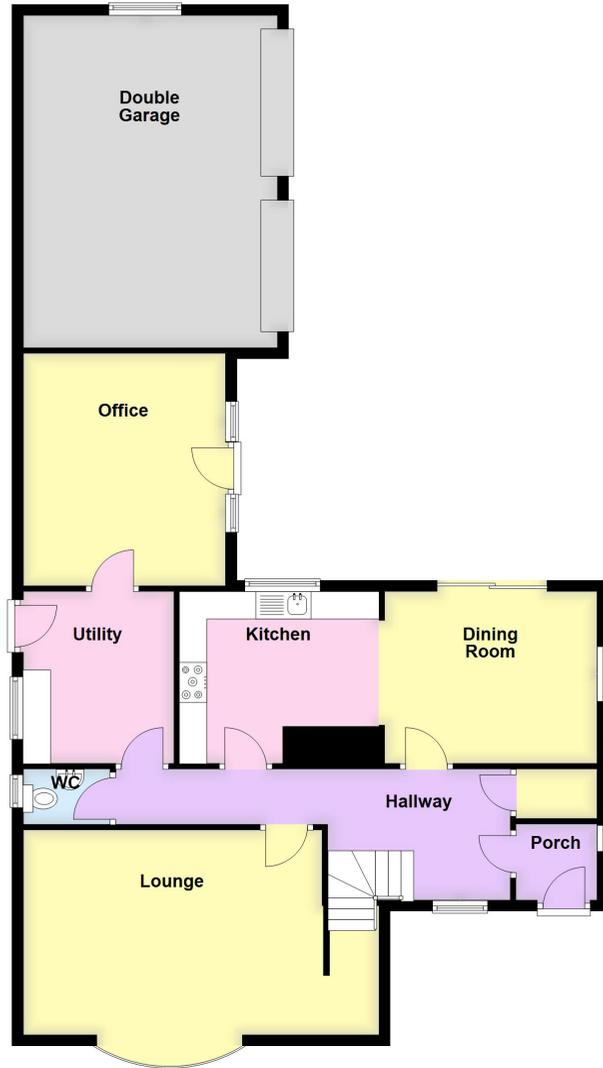
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

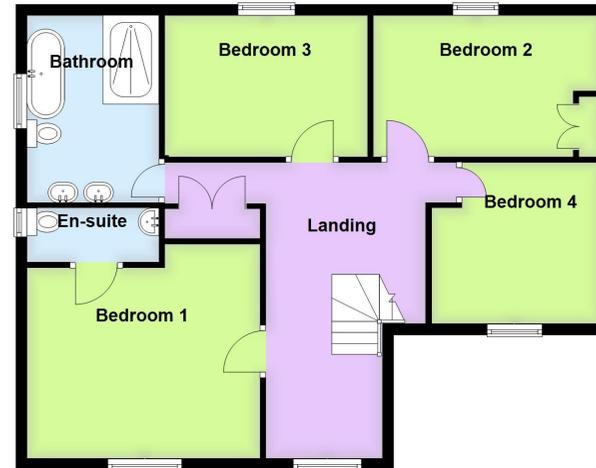


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Ground Floor
Approx. 119.9 sq. metres (1290.9 sq. feet)



First Floor
Approx. 75.8 sq. metres (815.9 sq. feet)



Total area: approx. 195.7 sq. metres (2106.8 sq. feet)



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