



£315,000

3 Stanhope Way, Boston, Lincolnshire PE21 7UB

SHARMAN BURGESS

**3 Stanhope Way, Boston, Lincolnshire
PE21 7UB
£315,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

12' 1" x 7' 0" (including staircase) (3.68m x 2.13m)

Having partially obscure glazed front entrance door, Karndean flooring, staircase rising to first floor, radiator, coved cornice, ceiling light point, built-in cloak cupboard with hanging rail within.

LOUNGE

19' 8" x 11' 8" (5.99m x 3.56m)

Having dual aspect windows, French doors leading to the garden, Karndean flooring, coved cornice, two ceiling light points, living flame coal effect gas fireplace with fitted hearth and display surround, TV aerial point.

A superbly presented, large detached family home situated in a highly sought after residential location, benefitting from a fantastic modern open plan living kitchen. Accommodation comprises an entrance hall, lounge, open plan living kitchen, utility room, ground floor cloakroom, versatile additional reception room currently used as a cinema room, four double bedrooms arranged off a first floor bedroom, en-suite shower room to bedroom one, four piece family bathroom. Further benefits include a south westerly facing rear garden, gravelled driveway, gas central heating and uPVC double glazing.



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OPEN PLAN LIVING KITCHEN

24' 8" (maximum) x 11' 8" (maximum) (7.52m x 3.56m)

A well appointed and modern fitted kitchen comprising counter tops with matching up stands, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, central island providing additional storage and seating space, integrated dishwasher, space for condensing tumble dryer, integrated Neff double oven and grill, Neff four ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor above, Karndean flooring, two radiators, coved cornice, ceiling recessed lighting, additional light point above seating area, dual aspect windows.

UTILITY ROOM

9' 11" (maximum) x 6' 11" (maximum) (3.02m x 2.11m)

Having counter top with inset stainless steel sink and drainer with mixer tap, base level storage unit, plumbing for automatic washing machine, space for American style fridge freezer, tiled floor, coved cornice, ceiling light point, wall mounted digital central heating timer, extractor fan, obscure glazed door to garden.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with mixer tap and tiled splashback, push button WC, radiator, coved cornice, ceiling light point, extractor fan, tiled floor.



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CINEMA ROOM

16' 10" x 9' 6" (5.13m x 2.90m)

A versatile room allowing for a variety of uses and having French doors leading to the garden, radiator, ceiling recessed lighting, built-in boiler cupboard housing the Ideal Logic Heat 18 gas central heating boiler.

FIRST FLOOR LANDING

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

BEDROOM ONE

15' 2" (maximum) x 16' 5" (maximum) (4.62m x 5.00m)

Having dual aspect windows, Karndean flooring, two radiators, coved cornice, two ceiling light points, built-in double wardrobe.

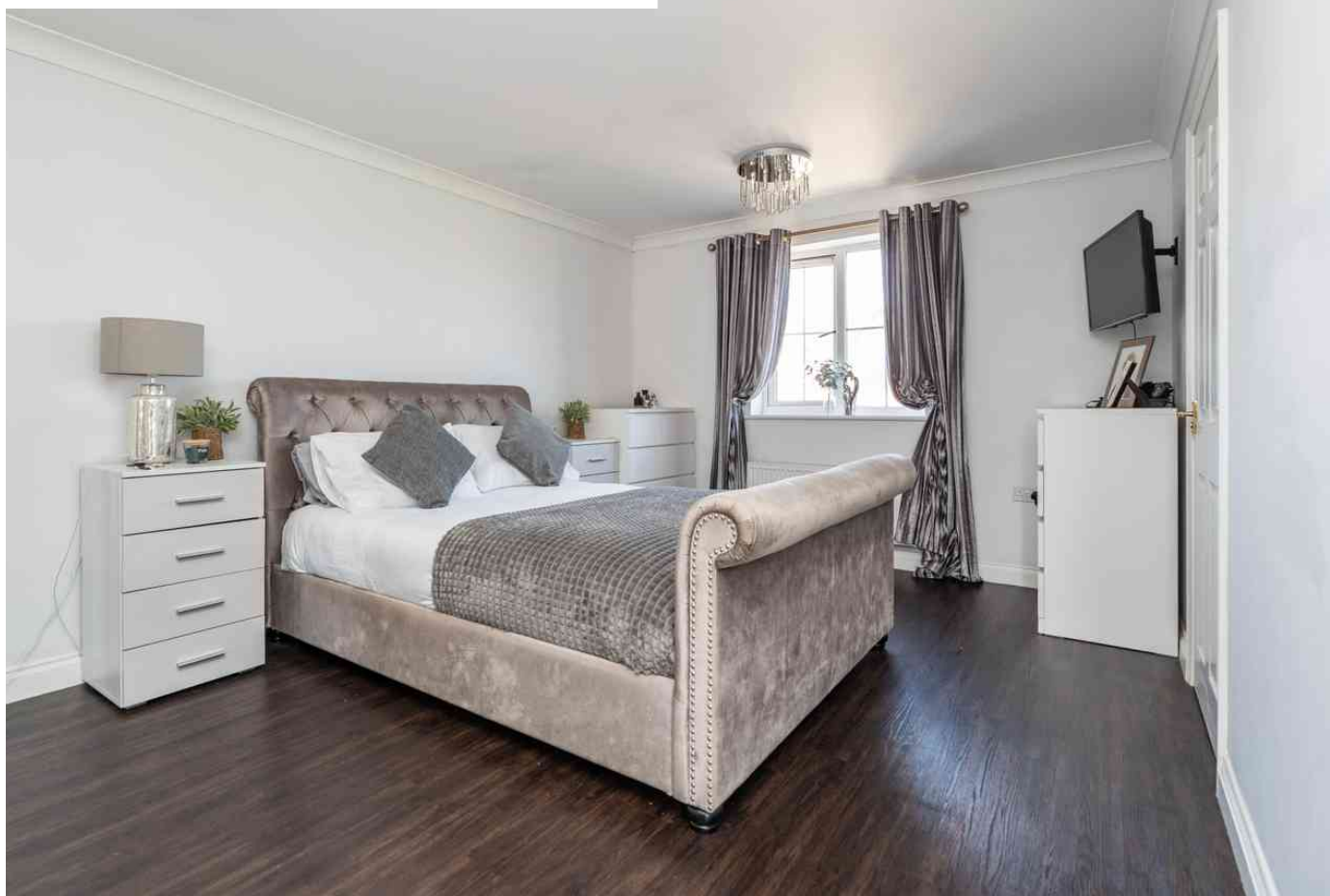
EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with fitted shower within, push button WC, pedestal wash hand basin with mixer tap and tiled splashback, Karndean flooring, heated towel rail, coved cornice, extractor fan, obscure glazed window, ceiling recessed lighting.

BEDROOM TWO

11' 8" (maximum) x 11' 9" (maximum) (3.56m x 3.58m)

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





BEDROOM THREE

11' 8" (maximum to include part media wall) x 9' 8" (maximum) (3.56m x 2.95m)

Having window, radiator, coved cornice, ceiling light point, media wall with housing for games console and wall mounted TV with additional shelving space beneath.

BEDROOM FOUR

11' 8" x 9' 7" (3.56m x 2.92m)

Currently used as a dressing room. Having dual aspect windows, Karndean flooring, radiator, coved cornice, ceiling light point.

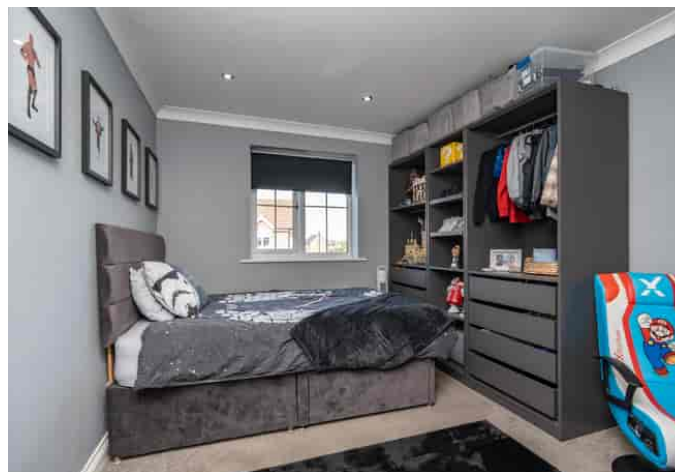
FAMILY BATHROOM

11' 8" (maximum) x 7' 3" (maximum) (3.56m x 2.21m)

Having push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shower cubicle with fitted shower and hand held shower attachment within and fitted shower screen, tiled splashbacks, Karndean flooring, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

The property benefits from a gravelled driveway which provides ample off road parking and hardstanding and gardens to the front, side and rear. The garden immediately adjacent to the driveway is laid to shaped lawn with flower and shrub borders. Paved access leads to the front entrance door. There is post and rail fencing with a variety of shrubs and a Wisteria. Gated access leads to the:



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REAR GARDEN

Enjoying an approximate south westerly facing aspect and being initially set to a paved patio seating area providing entertaining space and served by outside lighting. Steps up lead through an archway with trailing Wisteria to a section of central lawn, with slate plant and shrub borders. The garden is fully enclosed by fencing. To the rear right hand corner of the garden is an additional paved seating area with covered pergola.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

16052025/28961797/WAT



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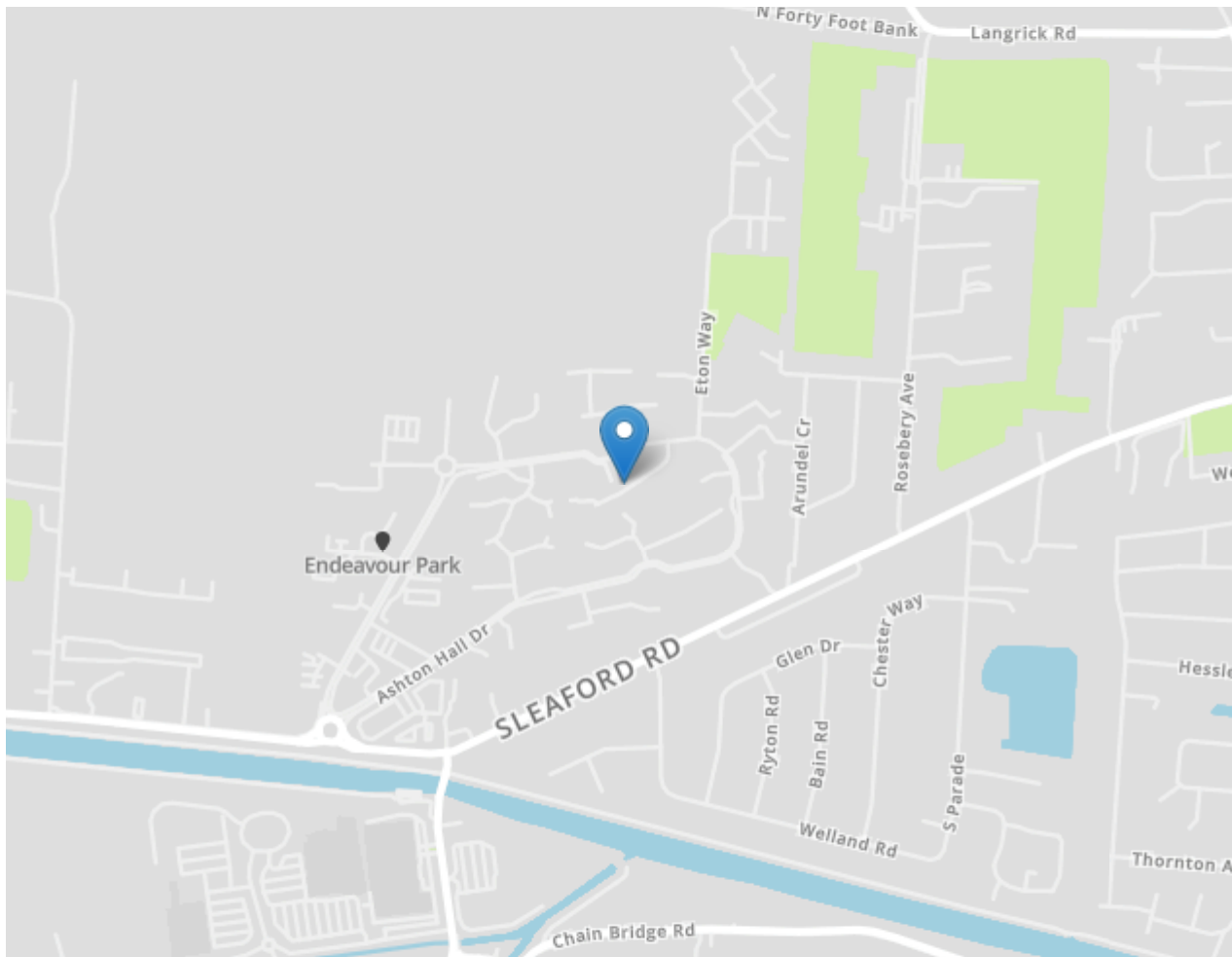
AGENT'S NOTES

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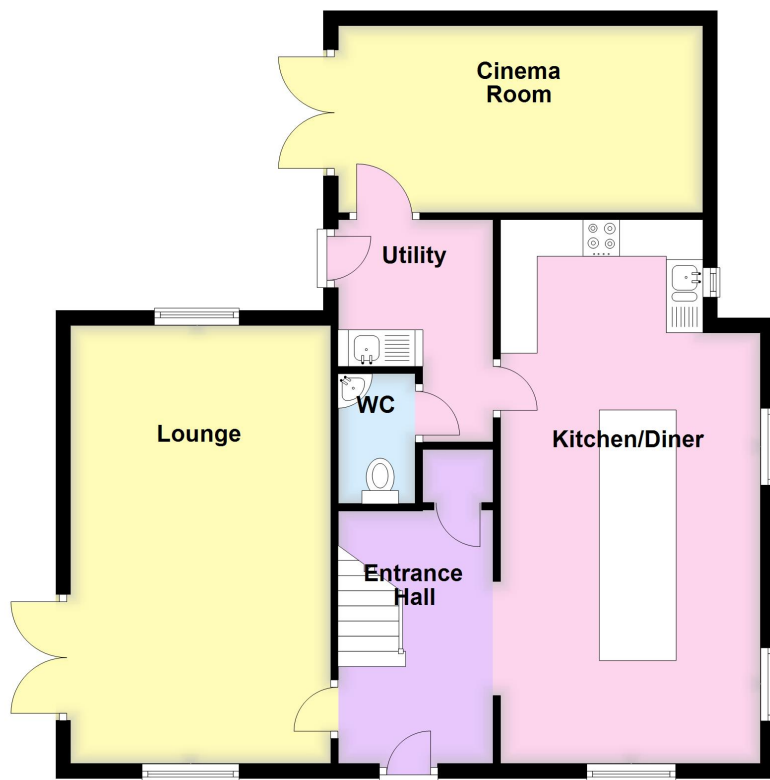
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 76.9 sq. metres (827.8 sq. feet)



First Floor

Approx. 80.1 sq. metres (862.3 sq. feet)



Total area: approx. 157.0 sq. metres (1690.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	