



**£399,950**

The Holt, West End Road, Wyberton, Boston, Lincolnshire PE21 7NQ

**SHARMAN BURGESS**

**The Holt, West End Road, Wyberton, Boston,  
Lincolnshire PE21 7NQ  
£399,950 Freehold**

**ACCOMMODATION**

**RECEPTION HALL**

10' 8" (maximum measurement) x 9' 9" (maximum measurement including staircase) (3.25m x 2.97m) Having a partially obscure glazed front entrance door with partially obscure glazed panels to either side, staircase rising to first floor galleried landing, under stairs storage cupboard, Karndean flooring, radiator with fitted cover, ceiling recessed lighting, wall mounted central heating thermostat and digital control.

An extremely impressive detached house, having been refitted and refurbished by the current vendors to a high specification. The property is approached via double gates to a sweeping driveway which provides ample off road parking, leading to a detached double garage. The accommodation comprises a reception hall with staircase rising to a galleried landing, lounge diner with log burner, large conservatory, office, refitted breakfast kitchen, refitted utility room and refitted ground floor cloakroom. To the first floor area three large double bedrooms, impressive en-suite to bedroom one and a refurbished family bathroom. Further benefits include gas central heating, an approximate south westerly facing rear garden and uPVC double glazing.



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### LOUNGE DINER

29' 3" (maximum measurements taken into bay window) x 12' 9" (maximum measurement including chimney breast) (8.92m x 3.89m)

Having feature bay window to front aspect, radiator, coved cornice, two ceiling light points with ornamental ceiling roses, TV aerial point, feature fireplace and hearth with fitted log burner and display mantle, double doors through to: -

### CONSERVATORY

15' 7" x 12' 6" (4.75m x 3.81m)

Of brick and uPVC double glazed construction with glazed roof. Having two sets of French doors leading to the exterior, two radiators, ceiling mounted lighting, power points.

### OFFICE

11' 9" x 9' 9" (3.58m x 2.97m) (both maximum measurements)

Having window to front aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose. Archway to: -

### BREAKFAST KITCHEN

15' 6" (maximum measurement) x 11' 9" (4.72m x 3.58m)

Having solid wooden work surfaces with inset double sink and mixer tap, an extensive range of base level storage units, drawer units, fitted larder style unit, integrated appliances including dishwasher, waist height oven and grill, matching combi microwave oven with warming drawer beneath, four ring gas hob with glass splashback and illuminated fume extractor above, central island unit with matching work surface providing seating space and additional base units and drawers beneath. Tiled floor, coved cornice, ceiling recessed lighting, further feature lighting above the island unit. Window to rear aspect, space for American style fridge freezer, radiator.



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### UTILITY ROOM

8' 6" x 7' 1" (2.59m x 2.16m)

Having counter top, base level storage unit, fitted larder style unit, concealed Ariston combination gas central heating boiler, plumbing for automatic washing machine, space for condensing tumble dryer, tiled floor, coved cornice, ceiling lighting, window to side aspect, obscure glazed door to rear aspect. Door to: -

### GROUND FLOOR CLOAKROOM

Having a two piece suite comprising a wash hand basin with mixer tap and vanity unit beneath and glass splashback above, push button WC, tiled floor, obscure glazed window, coved cornice, ceiling light point.

### FIRST FLOOR GALLERIED LANDING

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

### BEDROOM ONE

15' 6" x 11' 9" (4.72m x 3.58m)

Having window to front aspect, radiator, coved cornice, wall mounted lighting.

### EN-SUITE SHOWER ROOM

11' 3" x 6' 3" (3.43m x 1.91m)

Having double shower cubicle with wall mounted mains fed shower and further hand held shower and fitted shower screen, push button WC, twin wash hand basins with mixer taps and vanity units beneath and wall mounted mirrored medicine cabinets above, obscure glazed window, heated towel rail, ceiling recessed lighting, Karndean flooring.

### BEDROOM TWO

13' 3" x 12' 10" (4.04m x 3.91m) (both maximum measurements)

Having window to front aspect, radiator, coved cornice, wall mounted lighting.



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### BEDROOM THREE

13' 4" x 12' 9" (4.06m x 3.89m) (both maximum measurements)  
Having window to rear aspect, radiator, coved cornice, ceiling light point, additional wall light points, access to roof space.

### FAMILY BATHROOM

10' 9" x 8' 5" (3.28m x 2.57m)  
This well appointed bathroom comprises a four piece suite comprising pedestal wash hand basin with mixer tap and wall mounted storage to either side, push button WC, free standing roll top bath with mixer tap with hand held shower attachment, shower cubicle with wall mounted mains fed shower and hand held shower attachment and fitted screen. Radiator, ceiling recessed lighting, obscure glazed window to rear aspect, extractor fan.

### EXTERIOR

The property occupies a generous plot and is approached via wrought iron double gates leading to a sweeping tarmac driveway which extends to the left hand side of the property, providing ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the double garage. The front garden is laid to two sections of shaped lawn with gravelled borders, low level hedging which flanks the driveway and a low level wall to the front boundary.

The rear garden has an approximate south westerly facing aspect and is initially laid to a paved patio seating area which provides entertaining space, part of which is covered by a canopy. The garden continues with gravelled sections, lawned areas and raised flower and shrub borders. The garden is fully enclosed by a mixture of wall and fencing and is served by an outside tap and lighting.



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### DETACHED DOUBLE GARAGE

19' 2" x 17' 9" (5.84m x 5.41m)

Having two up and over doors, obscure glazed window to rear aspect, obscure glazed door to the exterior, tiled floor, ceiling recessed lighting, additional ceiling mounted strip lights.

To the rear of the garage is a further Lean-to with a polycarbonate roof providing further dry storage space and a log store, served by outside power.

### SERVICES

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

### REFERENCE

25997878/21062023/MIT



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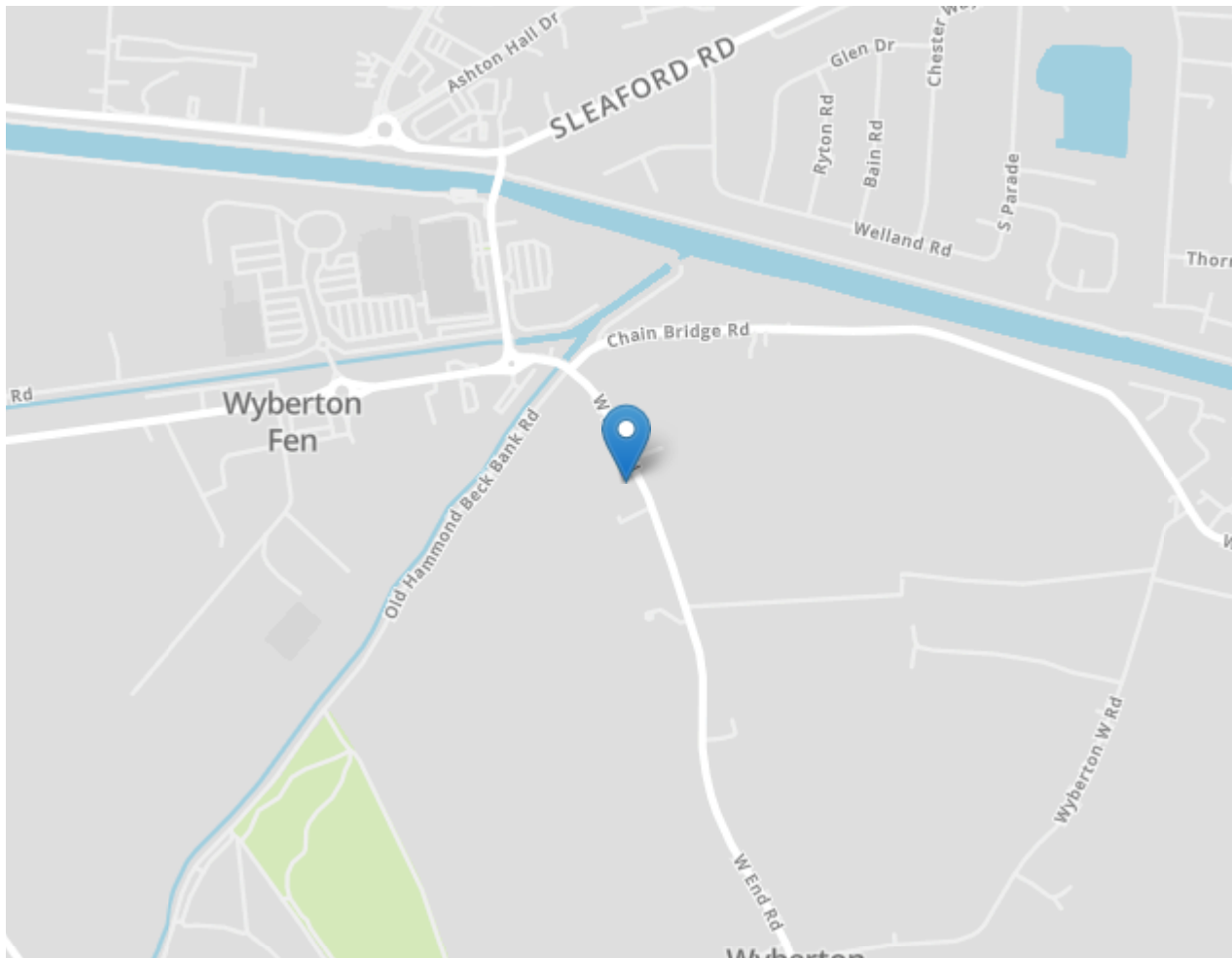
## AGENT'S NOTES

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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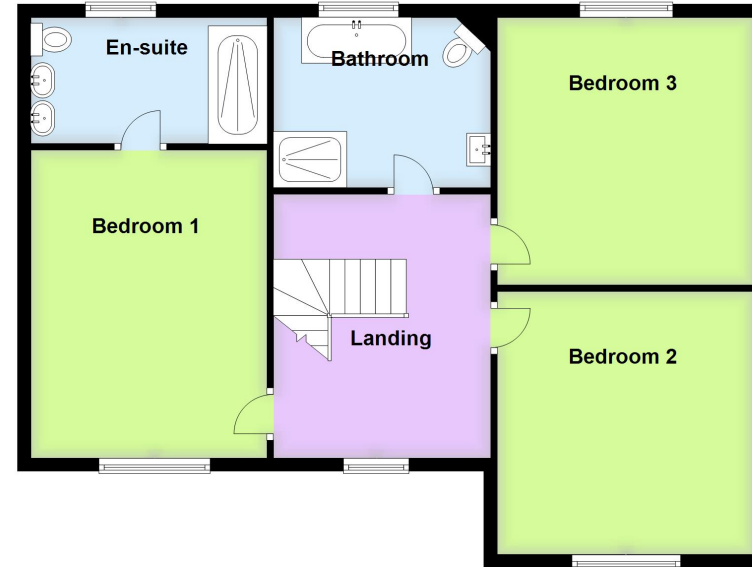
**Ground Floor**

Approx. 99.4 sq. metres (1070.2 sq. feet)



**First Floor**

Approx. 79.8 sq. metres (859.4 sq. feet)



Total area: approx. 179.3 sq. metres (1929.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	