



£279,950

Four Winds, Drury Lane, Bicker, Boston, Lincolnshire PE20 3DT

SHARMAN BURGESS

**Four Winds, Drury Lane, Bicker, Boston,
Lincolnshire PE20 3DT
£279,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed side entrance door with windows to either side, radiator, coved cornice, ceiling light point, window to rear aspect, built-in store.

WALK-IN CLOAKROOM/STORE

With wall mounted coat hooks, radiator, ceiling light point and electric fuse box within.

A deceptively spacious extended detached bungalow situated in the highly sought after village of Bicker with flexible living accommodation providing prospective purchasers with 3/4 bedrooms. Accommodation comprises an entrance lobby, utility room, cloakroom, breakfast kitchen with some integrated appliances and granite work surfaces, lounge, conservatory, dining room/bedroom four, shower room, three further bedrooms with bedroom one having a large five piece en-suite bathroom with jacuzzi bath. Further benefits include a large driveway, double garage, mature gardens to the front and rear, gas central heating and uPVC double glazing. The property is offered for sale with NO ONWARD CHAIN.



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UTILITY ROOM

7' 10" (maximum) x 6' 6" (maximum) (2.39m x 1.98m)

Having window to front aspect, tiled flooring, ceiling light point, radiator, wall mounted shelving, space for fridge or freezer, plumbing for automatic washing machine, space for condensing tumble dryer.

BREAKFAST KITCHEN

12' 7" x 11' 10" (3.84m x 3.61m)

Being fitted with quartz work surfaces, inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and low level corner display shelving, wall mounted units, integrated dishwasher, integrated four ring induction hob with extractor above, waist height oven and grill with warming tray beneath, window to front aspect, tiled flooring, coved cornice, two ceiling mounted strip lights, radiator.

HALLWAY

Having access to roof space, coved cornice, two ceiling light points, radiator.

DINING ROOM/BEDROOM FOUR

16' 0" (maximum) x 11' 10" maximum including chimney breast) (4.88m x 3.61m)

Having window to front aspect, radiator, coved cornice, ceiling light point, telephone point, TV aerial point, electric fireplace with tiled hearth and display surround.



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LOUNGE

11' 10" (maximum) x 11' 9" (maximum) (3.61m x 3.58m)

Having coved cornice, ceiling light point with ornamental ceiling rose, radiator, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround, double doors through to: -

CONSERVATORY

19' 0" x 9' 7" (5.79m x 2.92m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having radiator, wall mounted lighting, double doors to rear garden.

BEDROOM ONE

16' 2" (maximum into entrance area) x 11' 8" (maximum including built-in wardrobe) (4.93m x 3.56m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobes with sliding doors and hanging rails within, further walk-in built-in wardrobe with hanging rails within.

EN-SUITE BATHROOM

9' 5" x 8' 4" (2.87m x 2.54m)

A large well appointed five piece en-suite comprising Jacuzzi bath, pedestal wash hand basin, bidet, WC, corner shower cubicle with wall mounted electric shower within, tiled flooring, fully tiled walls, coved cornice, two ceiling light points, extractor fan, obscure glazed window, heated towel rail.

BEDROOM TWO

11' 10" (maximum) x 11' 10" (3.61m x 3.61m)

Having window to rear aspect, radiator, ceiling light point.



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BEDROOM THREE

11' 8" (maximum) x 9' 9" (3.56m x 2.97m)

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

SHOWER ROOM

Having a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted electric shower within, tiled flooring, fully tiled walls, coved cornice, ceiling light point, extractor fan, obscure glazed window, heated towel rail, built-in boiler cupboard housing the Viessmann gas combination central heating boiler and slatted linen shelving within.

EXTERIOR

The property sits on a sizeable plot and is approached over a gravelled driveway which provides off road parking and hardstanding. There are mature front gardens with grassed areas, mature flower and shrub borders and picket fencing to the front boundary. The driveway is served by external lighting and provides vehicular access to the: -



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DOUBLE GARAGE

17' 6" x 16' 0" (5.33m x 4.88m)

Having sliding doors to front aspect, served by power and lighting, personnel door leading to the rear garden.

The rear gardens have a pleasant approximately westerly facing aspect and are laid to sections of paved patio providing seating space, sections of lawn, mature flower, shrub and tree borders. There is a central sunken garden with steps leading down to a gravelled area with railway sleepers leading to a pond and rockery. The garden is fully enclosed with fencing and served by an outdoor tap. The garden also houses a timber storage shed which is to be included within the sale.

SERVICES

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

REFERENCE

02042024/27484751/PLA



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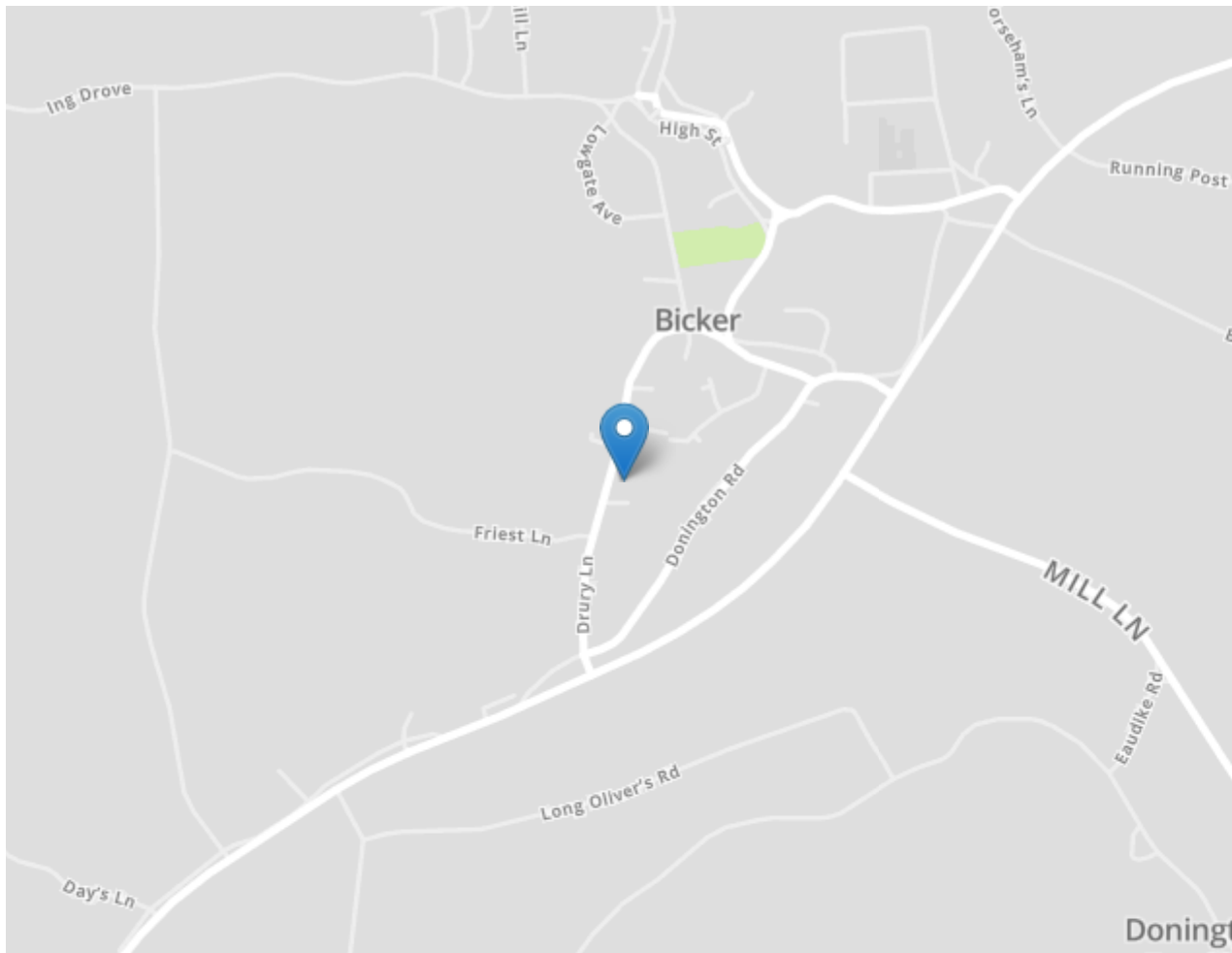
AGENT'S NOTES

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.

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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. 138.3 sq. metres (1488.6 sq. feet)



Total area: approx. 138.3 sq. metres (1488.6 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		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	