



**Offers in excess of £200,000**

El Casa, Station Road, Sibsey, Boston, Lincolnshire PE22 0SB

**SHARMAN BURGESS**

**El Casa, Station Road, Sibsey, Boston,  
Lincolnshire PE22 0SB  
Offers in excess of £200,000 Freehold**

**ACCOMMODATION**

**KITCHEN**

12' 4" (maximum) x 11' 4" (maximum) (3.76m x 3.45m)

Having partially obscure glazed side entrance door, counter tops, inset ceramic one and a half bowl sink and drainer with mixer tap and hose attachment, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, space for electric cooker with fitted wall mounted stainless steel illuminated fume extractor above, plumbing for dishwasher, plumbing for automatic washing machine, window to side aspect, radiator, ceiling light point.

Situated in highly popular village of Sibsey is this well presented detached bungalow. Accommodation comprises a side entrance porch, inner hallway, kitchen diner, lounge, two double bedrooms and a modern family bathroom. Further benefits include a good sized driveway, single garage, gas central heating, uPVC double glazing and a large garden extending to the rear.



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#### **INNER HALLWAY**

Having radiator, access to roof space, ceiling recessed lighting, built-in airing cupboard with slatted linen shelving and radiator within.

#### **LOUNGE**

22' 0" (maximum) x 11' 8" (maximum) (6.71m x 3.56m)  
Having dual aspect windows, two radiators, coved cornice, two ceiling light point, additional wall light points, TV aerial point.

#### **BEDROOM ONE**

12' 3" (maximum) x 11' 6" (maximum) (3.73m x 3.51m)  
Having window to rear aspect, radiator, coved cornice, ceiling light point.

#### **BEDROOM TWO**

8' 8" (maximum) x 9' 9" (maximum) (2.64m x 2.97m)  
Having two radiator, double doors leading out to the garden.

#### **BATHROOM**

Being fitted with a modern three piece suite with wash hand basin with mixer tap and vanity unit beneath and additional storage to the side, WC with concealed cistern, tiled panelled bath with mixer tap and wall mounted mains fed shower with hand held shower attachment and concertina shower screen, tiled floor, two obscure glazed windows, extractor fan, ceiling recessed lighting, heated towel rail.

#### **SIDE ENTRANCE PORCH**

Of brick and uPVC double glazed construction with polycarbonate roof and doors to front and rear aspects.

**SHARMAN  
BURGESS** Est 1996

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which is initially laid to gravel and continues to the right hand side of the bungalow onto concrete hardstanding and provides vehicular access to the attached garage. There is a large lawned area and shrub border to the front boundary.

### ATTACHED GARAGE

15' 7" (maximum) x 8' 5" (maximum) (4.75m x 2.57m)

Having up and over door, served by power and lighting, obscure glazed window to rear aspect, wall mounted Worcester combination gas central heating boiler, wall mounted electric fuse box.

### REAR GARDEN

The property benefits from a good sized rear garden initially comprising a hardstanding area, leading to the remainder which is predominantly laid to lawn, with pathway leading to a timber storage shed. Within the garden are a mixture of trees including apple, silver birch and eucalyptus. The garden is fully enclosed with fencing and is served by outside lighting.

### SERVICES

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

### REFERENCE

21082024/2792052/HAR



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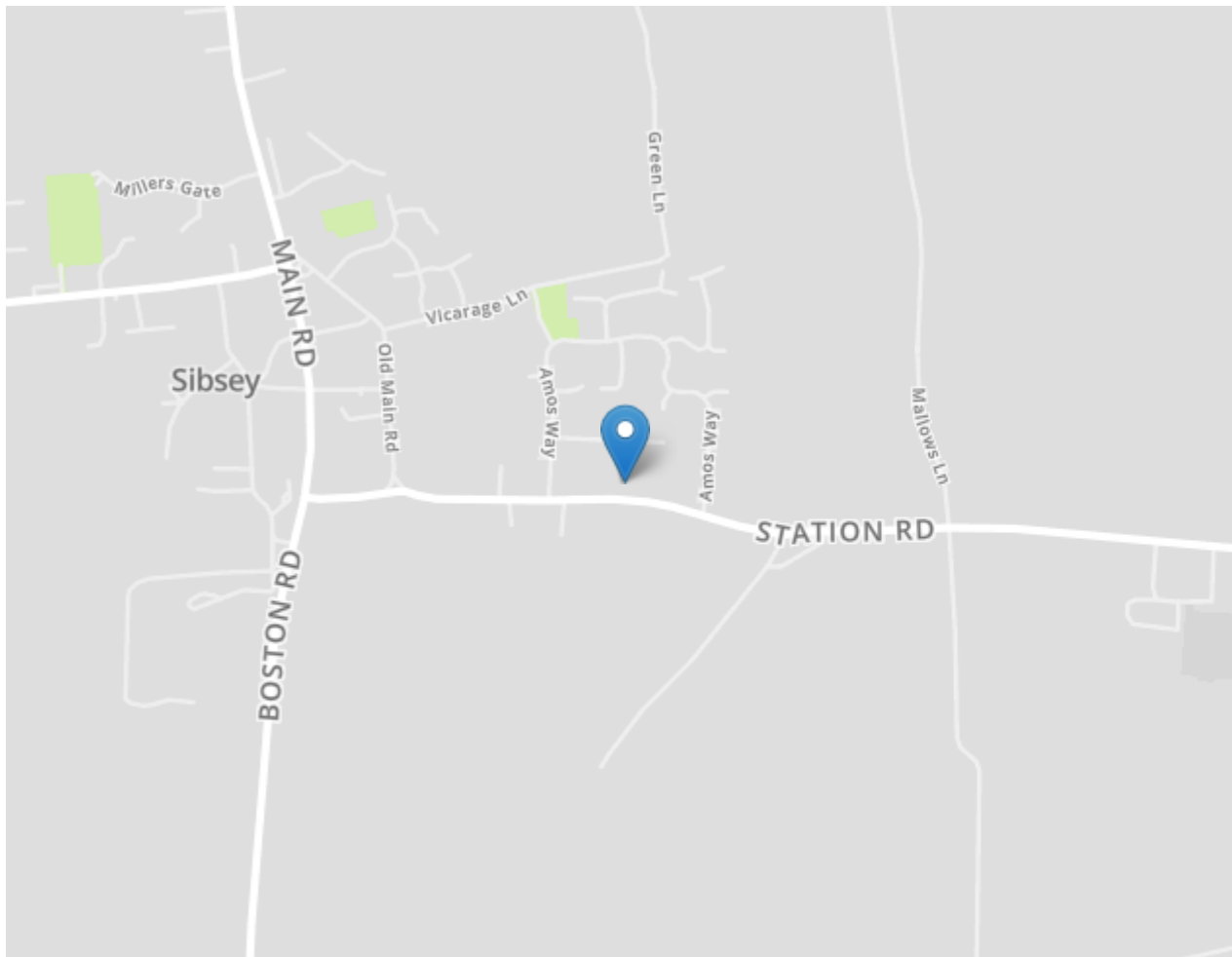
## AGENT'S NOTES

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.

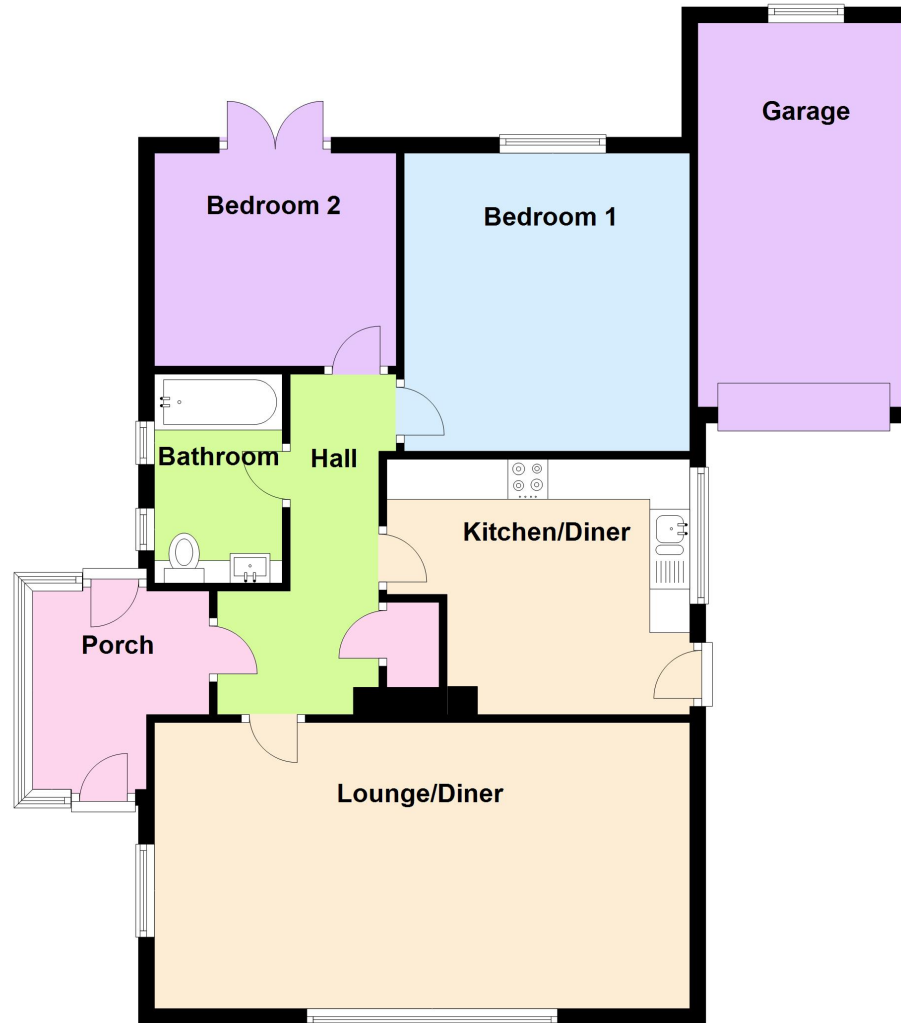
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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



**SHARMAN BURGESS**

**Ground Floor**  
Approx. 88.2 sq. metres (949.2 sq. feet)



Total area: approx. 88.2 sq. metres (949.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(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	