



**£365,000**

63 White House Lane, Boston, Lincolnshire PE21 0BH

**SHARMAN BURGESS**

**63 White House Lane, Boston, Lincolnshire**  
**PE21 0BH**  
**£365,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially obscure glazed front entrance door with coloured glass and leaded light detailing with matching side panel, decorative tiled floor, radiator, coved cornice, ceiling light point.  
Door to: -

**RECEPTION HALL**

Having staircase leading off, under stairs storage cupboard, radiator, dado rail, coved cornice, ceiling light point.

A large four double bed roomed detached family home with south westerly facing rear garden and detached double garage, being offered for sale with NO ONWARD CHAIN. The spacious accommodation comprises an entrance porch, reception hall, lounge, conservatory, dining room, breakfast kitchen, utility and ground floor cloakroom. To the first floor is a four piece family bathroom as well as four generous sized double bedrooms, with bedroom one in particular being much larger than average and served by an en-suite bathroom. Further benefits include gas central heating, block paved driveway and uPVC double glazing.



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### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, pedestal wash hand basin, walls tiled to approximately half height, obscure glazed window, coved cornice, ceiling light point, radiator.

### LOUNGE

22' 7" (maximum) x 17' 0" (maximum) (6.88m x 5.18m)  
Having dual aspect windows, two radiators, coved cornice, two ceiling light points with ornamental ceiling roses, additional wall mounted lighting, TV aerial point, feature fitted Clearview multi fuel burner with tiled hearth. Double doors through to: -

### CONSERVATORY

12' 3" (maximum) x 11' 3" (3.73m x 3.43m)  
Of brick and uPVC double glazed construction with polycarbonate roof. Having radiator, tiled floor, ceiling light point, double doors to garden.

### DINING ROOM

13' 7" x 11' 7" (4.14m x 3.53m)  
Having window to front aspect, radiator, coved cornice, ceiling light point.



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### **BREAKFAST KITCHEN**

13' 7" x 11' 9" (4.14m x 3.58m)

Being fitted with a modern, well appointed kitchen comprising counter tops with matching upstands, inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated double oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, plumbing for dishwasher, space for twin height fridge freezer, window to rear aspect, coved cornice, ceiling recessed lighting, radiator.

### **UTILITY ROOM**

10' 1" x 7' 8" (3.07m x 2.34m)

Having counter top with tiled splashback, stainless steel sink and drainer with mixer tap, base level storage units, wall mounted cupboards, plumbing for automatic washing machine, space for tumble dryer, space for further fridge or freezer, radiator, coved cornice, ceiling light point, wall mounted electric consumer unit, obscure glazed entrance door, wall mounted Worcester gas central heating boiler.

### **FIRST FLOOR LANDING**

Having access to roof space, coved cornice, two ceiling light points, radiator, dado rail, built-in airing cupboard housing the hot water cylinder with immersion heater and slatted linen shelving within.

### **BEDROOM ONE**

22' 7" (maximum) x 13' 9" (maximum) (6.88m x 4.19m)

Having dual aspect windows, two radiators, coved cornice, two ceiling light points.



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#### **EN-SUITE BATHROOM**

8' 0" x 7' 3" (2.44m x 2.21m)

Being fitted with a panelled bath with mixer tap, WC, pedestal wash hand basin, radiator, fully tiled walls, obscure glazed window to rear aspect, coved cornice, ceiling light point, extractor fan.

#### **BEDROOM TWO**

13' 8" x 11' 7" (4.17m x 3.53m)

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

#### **BEDROOM THREE**

13' 7" x 12' 0" (4.14m x 3.66m)

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

#### **BEDROOM FOUR**

11' 3" x 10' 6" (3.43m x 3.20m)

Having window to front aspect, radiator, coved cornice, ceiling light point. This room is currently used as an office by the vendor.

#### **FAMILY BATHROOM**

10' 4" x 7' 8" (3.15m x 2.34m)

Being fitted with a panelled bath with mixer tap, pedestal wash hand basin, WC, shower cubicle with wall mounted mains fed shower and fitted shower screen, fully tiled walls, coved cornice, ceiling light point, radiator, obscure glazed window to side aspect.



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## EXTERIOR

The property is approached over a blocked paved driveway which provides off road parking and turning space to the immediate front of the property. The driveway extends to the left hand side of the property providing further parking as well as vehicular access to the detached double garage. The front garden is laid to lawn, with flower and shrub border and well maintained low level hedging to the front boundary.

To the rear, the property benefits from an approximate south westerly facing aspect and is initially laid to a block paved seating areas providing entertaining space, leading to a large central lawned section with flower and shrub borders. The garden houses a greenhouse and timber shed which are both to be included within the sale. The garden is served by outside tap, power and lighting.

## DETACHED DOUBLE GARAGE

18' 8" x 17' 2" (5.69m x 5.23m)

Having double roller shutter door, served by power and lighting, window to rear aspect, personnel door leading to the rear garden.

## SERVICES

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

## REFERENCE

23042024/27580795/GRI



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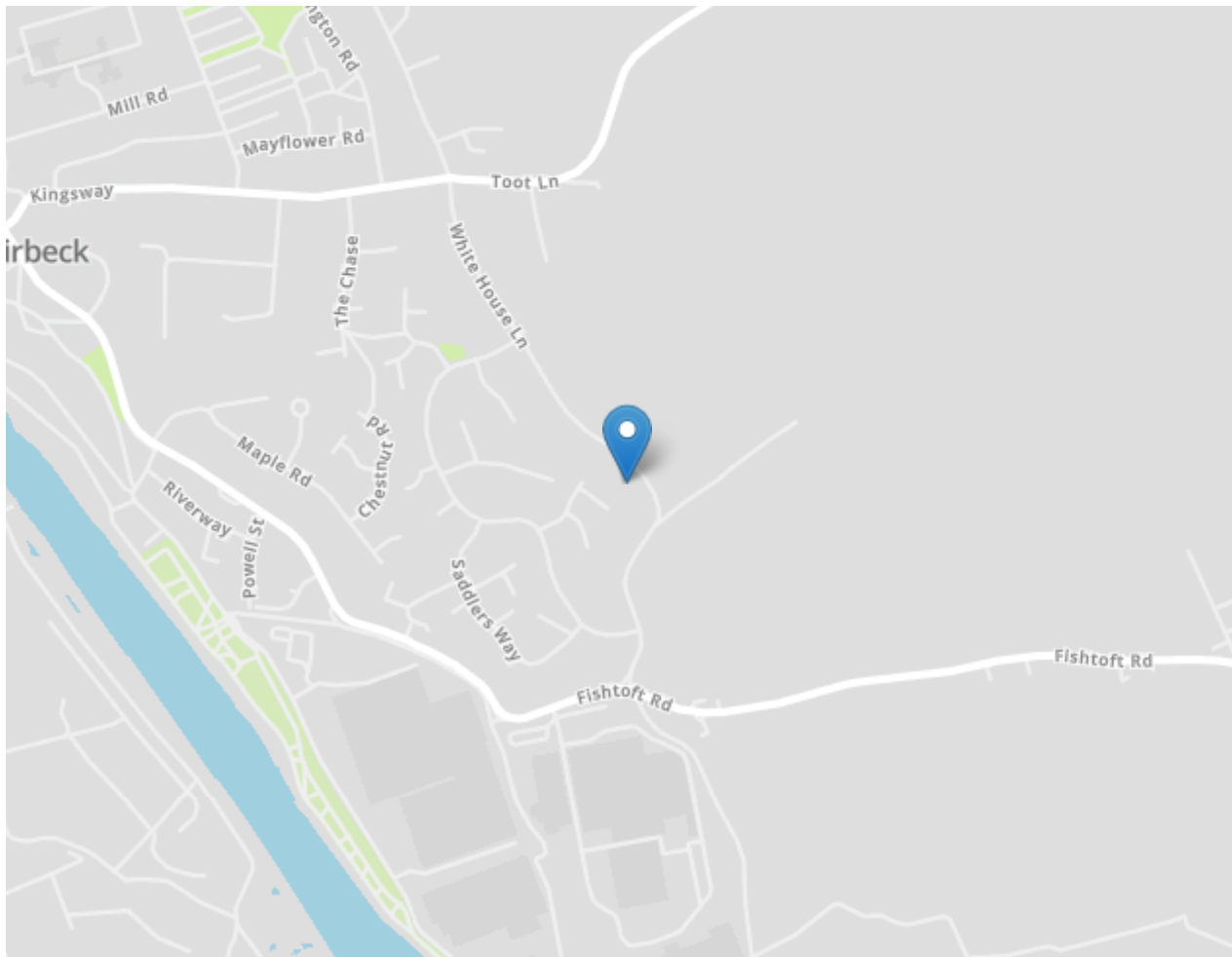
## AGENT'S NOTES

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.

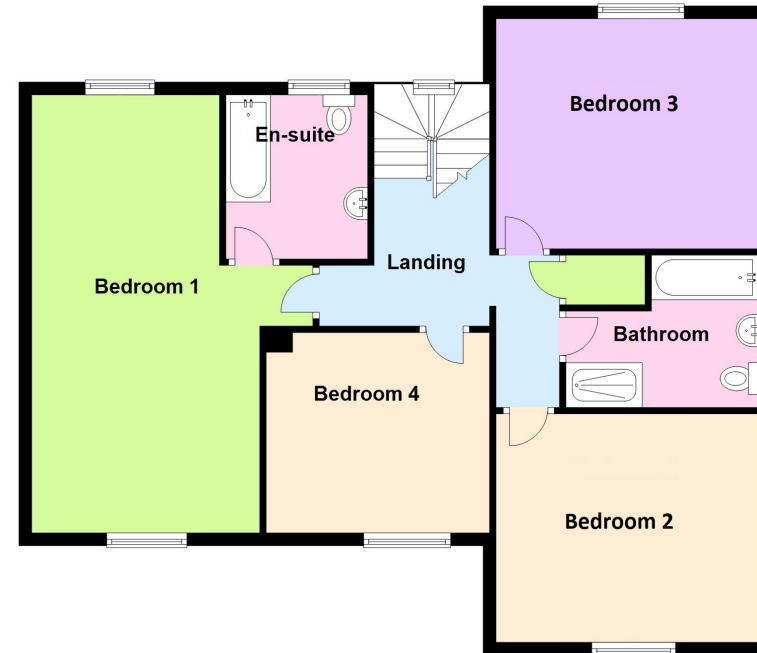


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 103.0 sq. metres (1108.8 sq. feet)



**First Floor**  
Approx. 90.4 sq. metres (973.5 sq. feet)



Total area: approx. 193.5 sq. metres (2082.3 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>		
(69-80)	<b>C</b>	74	80
(55-68)	<b>D</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			
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