



**£429,000**

3 Dairy Close, Stickney, Boston, Lincolnshire PE22 8EE

**SHARMAN BURGESS**

**3 Dairy Close, Stickney, Boston, Lincolnshire  
PE22 8EE  
£429,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With staircase leading off.

**CLOAKROOM**

**LOUNGE**

14' 7" x 12' 5" (4.45m x 3.78m)

**STUDY/PLAYROOM**

9' 6" x 8' 2" (2.90m x 2.49m)

We are proud to present this select development of stunning detached Executive style family homes to the market, in a private cul-de-sac of just four properties situated on the edge of this popular village. Each property is finished to a high standard of specification and features four generous bedrooms, two of which have en-suite shower rooms, fully fitted kitchens and utility rooms with quartz worktops, study/playroom and block paved driveways with large double garages having extra high roller shutter doors.



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#### **OPEN PLAN LIVING DINING KITCHEN**

31' 5" x 12' 6" (maximum) narrowing to 10' 4" (minimum) (9.58m x 3.81m (maximum) narrowing to 3.15m)  
Having colour coded aluminium framed bi-fold doors leading to patio and rear garden.

#### **UTILITY ROOM**

9' 11" x 8' 0" (3.02m x 2.44m)  
With integral door to garage.

#### **STAIRS AND LANDING**

With large built-in storage cupboard, radiator, access to roof space.

#### **MASTER BEDROOM (FRONT)**

13' 3" x 12' 11" (maximum) (4.04m x 3.94m)  
With radiator.

#### **EN-SUITE SHOWER SCREEN**

7' 7" x 5' 1" (2.31m x 1.55m)

#### **BEDROOM TWO (FRONT)**

11' 6" x 9' 10" (excluding door recess) (3.51m x 3.00m)  
With radiator.

#### **EN-SUITE SHOWER ROOM**

10' 0" (maximum) x 4' 7" (3.05m x 1.40m)

#### **BEDROOM THREE (REAR)**

13' 11" x 11' 0" (excluding door recess) (4.24m x 3.35m)  
With radiator.



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### **BEDROOM FOUR (REAR)**

10' 8" x 10' 0" (3.25m x 3.05m)

With radiator.

### **FAMILY BATHROOM**

9' 7" x 6' 11" (2.92m x 2.11m)

### **EXTERIOR**

A block paved driveway provides parking space in addition to access to the: -

### **ADJOINING DOUBLE GARAGE**

20' 0" x 19' 3" (6.10m x 5.87m)

With electric remote roller shutter door.

A fenced rear garden features a good sized porcelain tiled patio served by wall mounted exterior lighting, external power points and cold water tap, beyond which extends a turfed lawn.

### **SPECIFICATION**

- Fitted kitchens and utility rooms having quartz worktops and Quooker taps in addition to fitted appliances comprising oven, hob and extractor, fridge freezer, dishwasher and wine cooler
- Air source heat pump
- 300mm insulated floor with under floor heating
- 500mm thick loft insulation
- Full fibre to house
- CAT 5E data cables through the house
- Cream uPVC framed sealed unit double glazed windows complemented by PVC soffit and fascias
- Stone sills and lintels
- Oak framed porch
- Porcelain paved patio and footpaths
- Electric car charging point

### **AGENTS NOTE**

Photographs used to provide an example of the finish and do not necessarily represent the layout of this particular plot. Any CGI is used to provide suggested layout only and not items that will feature in the completed property.



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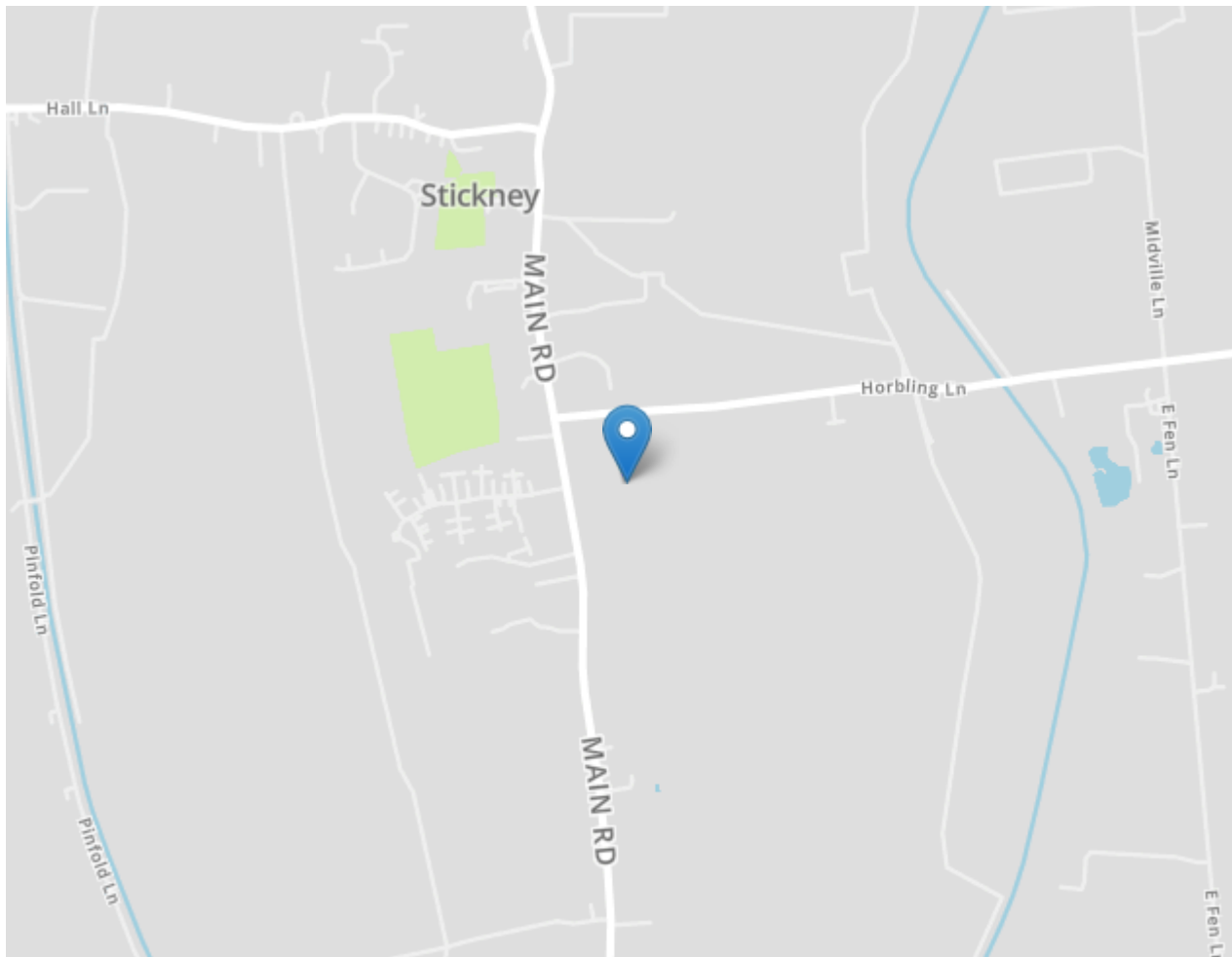
## AGENT'S NOTES

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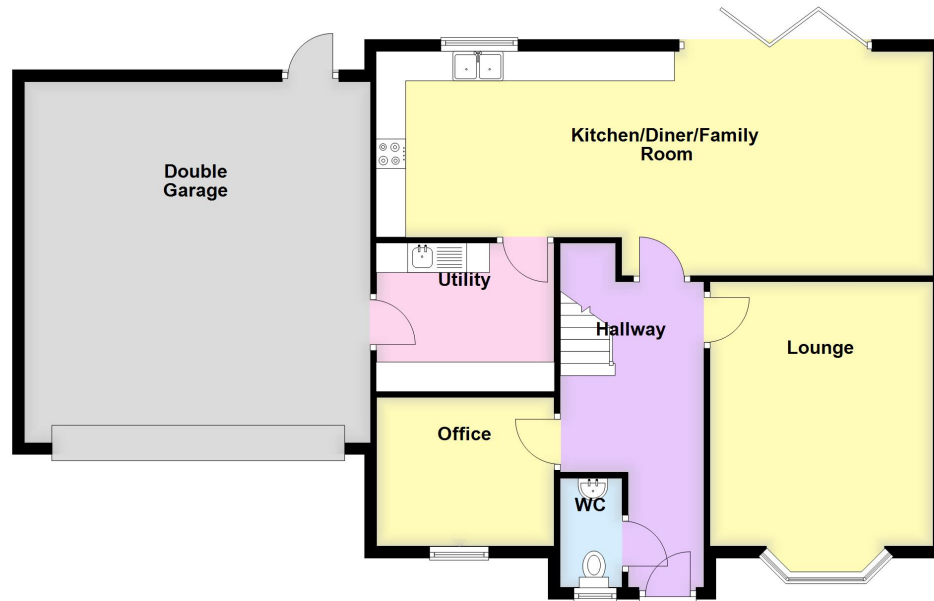
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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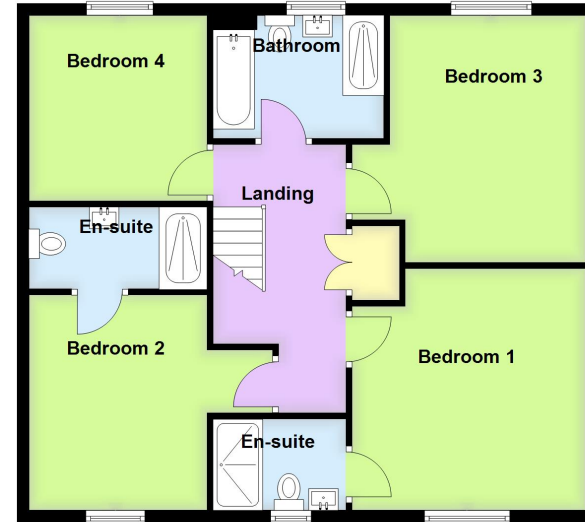
### Ground Floor

Approx. 117.7 sq. metres (1267.2 sq. feet)



### First Floor

Approx. 79.5 sq. metres (856.0 sq. feet)



Total area: approx. 197.2 sq. metres (2123.2 sq. feet)

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