



SHARMAN
BURGESS
FOR SALE
01205 361161

£180,000

1 Tytton Lane East, Wyberton, Boston, Lincolnshire PE21 7HW

SHARMAN BURGESS

**1 Tytton Lane East, Wyberton, Boston,
Lincolnshire PE21 7HW
£180,000 Freehold**

ACCOMMODATION

RECEPTION HALL

18' 9" (maximum measurement) x 7' 8" (maximum measurement) (5.71m x 2.34m)

Having a partially glazed front entrance door, tiled flooring, radiator, coved cornice, ceiling light point.

LOUNGE

13' 9" (maximum measurement) x 15' 4" (maximum measurement including chimney breast) (4.19m x 4.67m)

Having patio doors leading to rear garden, window to side aspect, radiator, coved cornice, ceiling light point, exposed wooden flooring, fireplace with space for electric fire, fitted hearth and display surround.

A large detached bungalow in need of refurbishment and modernisation but offering great scope and potential to create first floor accommodation (s.t.p.p) like many of the surrounding properties. Accommodation currently comprises a large entrance hall, lounge, kitchen diner, utility room, cloakroom, three good sized bedrooms and a family bathroom. The property benefits from good sized driveway with off road parking to both the front and side, gas central heating and approximate south facing rear garden. The property is offered for sale with NO ONWARD CHAIN.



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KITCHEN DINER

15' 4" (maximum measurement) x 10' 7" (maximum measurement) (4.67m x 3.23m)

Having roll edge work surfaces with inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for Range cooker, window to rear aspect, radiator, tiled flooring, coved cornice, ceiling mounted strip light, wall mounted gas central heating boiler.

UTILITY ROOM

5' 6" x 4' 9" (1.68m x 1.45m)

Having counter top with base level storage unit, plumbing for washing machine, quarry tiled floor, obscure glazed window, coved cornice.

SIDE ENTRANCE

Having tiled floor, ceiling light point, door to exterior, sliding door to: -

CLOAKS CUPBOARD

Having obscure glazed window, electric fuse boxes, wall mounted hooks.

BEDROOM ONE

16' 1" (maximum measurement including bay window) x 11' 10" (maximum measurement) (4.90m x 3.61m)

Having feature bay window to front aspect, radiator, ceiling light point, additional wall light points.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

17' 5" (maximum measurement into bay window) x 11' 9" (maximum measurement) (5.31m x 3.58m)

Having feature bay window to front aspect, radiator, ceiling light point.

BEDROOM THREE

11' 9" (maximum measurement) x 6' 5" (maximum measurement) (3.58m x 1.96m)

Having window to side aspect, ceiling light point.

BATHROOM

Having a three piece suite comprising pedestal wash hand basin, panelled bath with mixer tap and hand held shower attachment, WC. Radiator, tiled flooring, coved cornice, ceiling light point, obscure glazed window to side aspect.

CLOAKROOM

Having a push button WC, obscure glazed window, ceiling light point.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which extends to the right hand side of the property, with further granite gravelled hardstanding area to the immediate front and fencing to the front boundary. The driveway provides vehicular access to the: -

GARAGE

Of timber construction with up and over door.

The rear garden is approximately south facing and comprises sections of lawn with mature flower and shrub borders and two sunken ponds. The garden is served by an external tap and lighting and also houses a timber shed which is to be included within the sale.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

26955253/16112023/GOL



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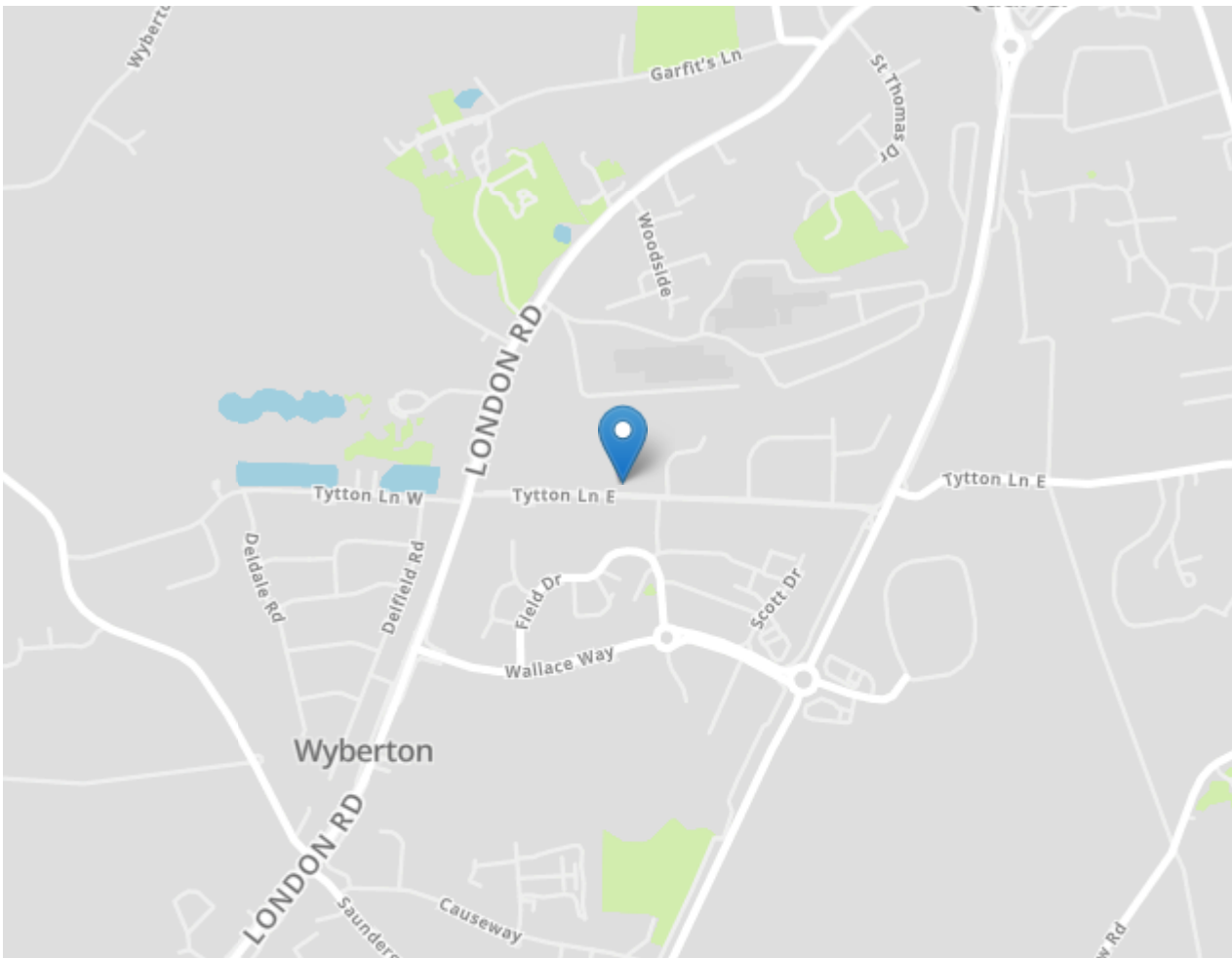
AGENT'S NOTES

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.

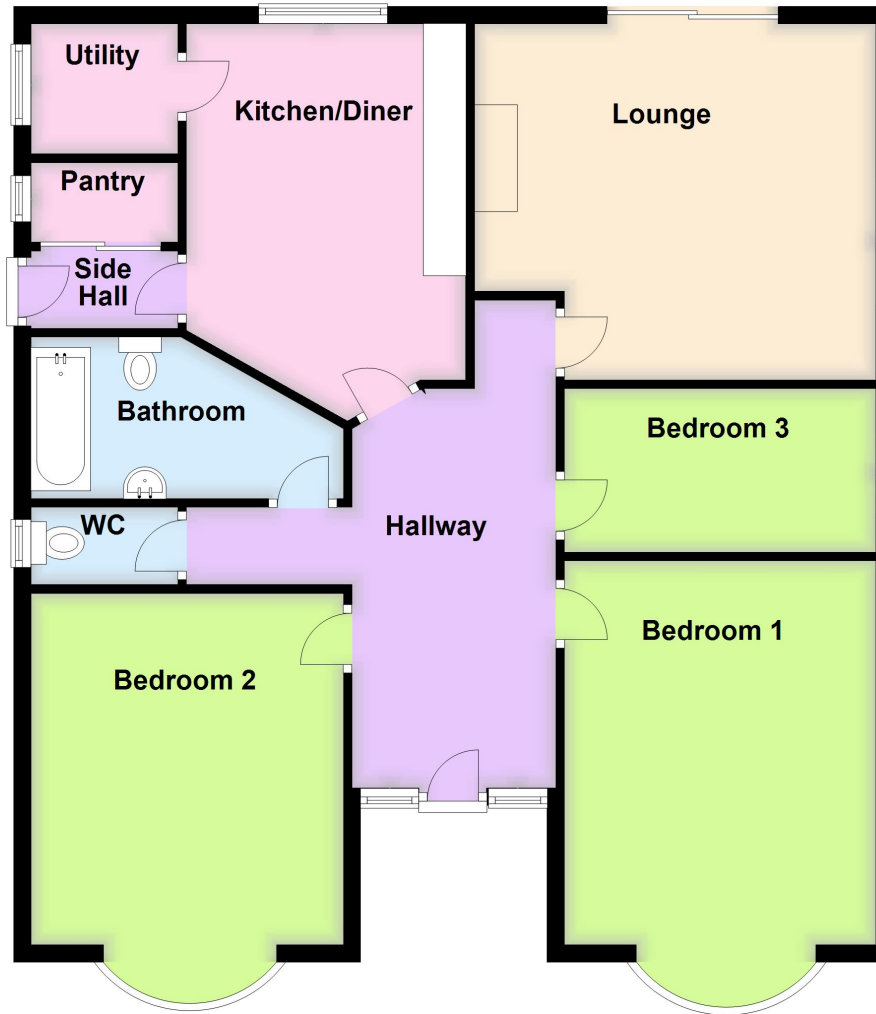
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 102.7 sq. metres (1105.1 sq. feet)



Total area: approx. 102.7 sq. metres (1105.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC