



SHARMAN
BURGESS
Est 1996
FOR SALE
01205 361161

58

£146,500

58 St Leodegars Close, Wyberton, Boston, Lincolnshire PE21 7DX

SHARMAN BURGESS

**58 St Leodegars Close, Wyberton, Boston,
Lincolnshire PE21 7DX
£146,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor landing, radiator with cover and shelving above, picture rail, coved cornice, ceiling light point, built-in store cupboard.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising push button WC and wash hand basin with mixer tap. Tiled flooring, partially tiled walls, obscure glazed window, ceiling light point.

A good sized mid terraced property with south facing rear garden and potential for a driveway (s.t.p.p). Accommodation comprises an entrance hall, kitchen diner, ground floor cloakroom, lounge, three bedrooms to first floor and a bathroom. Further benefits include uPVC double glazing and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



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KITCHEN DINER

14' 2" (maximum measurement) x 11' 3" (maximum measurement)(4.32m x 3.43m)

Having roll edge work surfaces with tiled splashbacks, inset ceramic 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 including eye level corner display shelving and glazed display cabinets, waist height integrated double oven and grill, four ring gas hob with fume extractor above, tiled flooring, coved cornice, two ceiling light points, radiator, window to front aspect, built-in pantry style cupboard. The kitchen currently houses an American style fridge freezer, dishwasher and automatic washing machine, which the vendor informs the agent can be included within the sale should a prospective purchaser require them.

LOUNGE

17' 7" x 11' 6" (5.36m x 3.51m)

Having French doors leading to the rear garden, wood effect laminate flooring, radiator, coved cornice, two ceiling light points, TV aerial point, door to: -

REAR ENTRANCE LOBBY

Having obscure glazed door leading to the garden.

FIRST FLOOR LANDING

Having radiator, ceiling light point, built-in boiler cupboard, refitted Glow Worm combination gas central heating boiler.



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BEDROOM ONE

11' 3" (maximum measurement) x 11' 0" (maximum measurement) (3.43m x 3.35m)
Having window to front aspect, radiator, ceiling light point, built-in wardrobes to the majority of one wall with sliding doors and hanging rail and shelving within.

BEDROOM TWO

11' 3" (maximum measurement) x 13' 4" (maximum measurement) (3.43m x 4.06m)
Having window to rear aspect, radiator, ceiling light point, wood effect laminate flooring.

BEDROOM THREE

9' 4" x 7' 7" (2.84m x 2.31m)
Having window to rear aspect, radiator, picture rail, coved cornice, ceiling light point.

BATHROOM

Having a three piece suite comprising WC, pedestal wash hand basin, panelled bath with mixer tap and wall mounted electric shower above. Fully tiled walls, obscure glazed window, coved cornice, ceiling light point, heated towel rail.

EXTERIOR

To the front, the property benefits from a lawned garden with concrete pathway with slate border leading to the front entrance door. Prospective purchasers should be aware that some neighbouring properties within the Close have applied for planning permission to drop the kerb therefore allowing for a driveway to the front of the property.

To the rear, the garden is approximately south facing and initially comprises a decked seating area, with the remainder being predominantly being laid to lawn and enclosed by fencing. The garden also houses a timber shed.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

26932965/01112023/RYP



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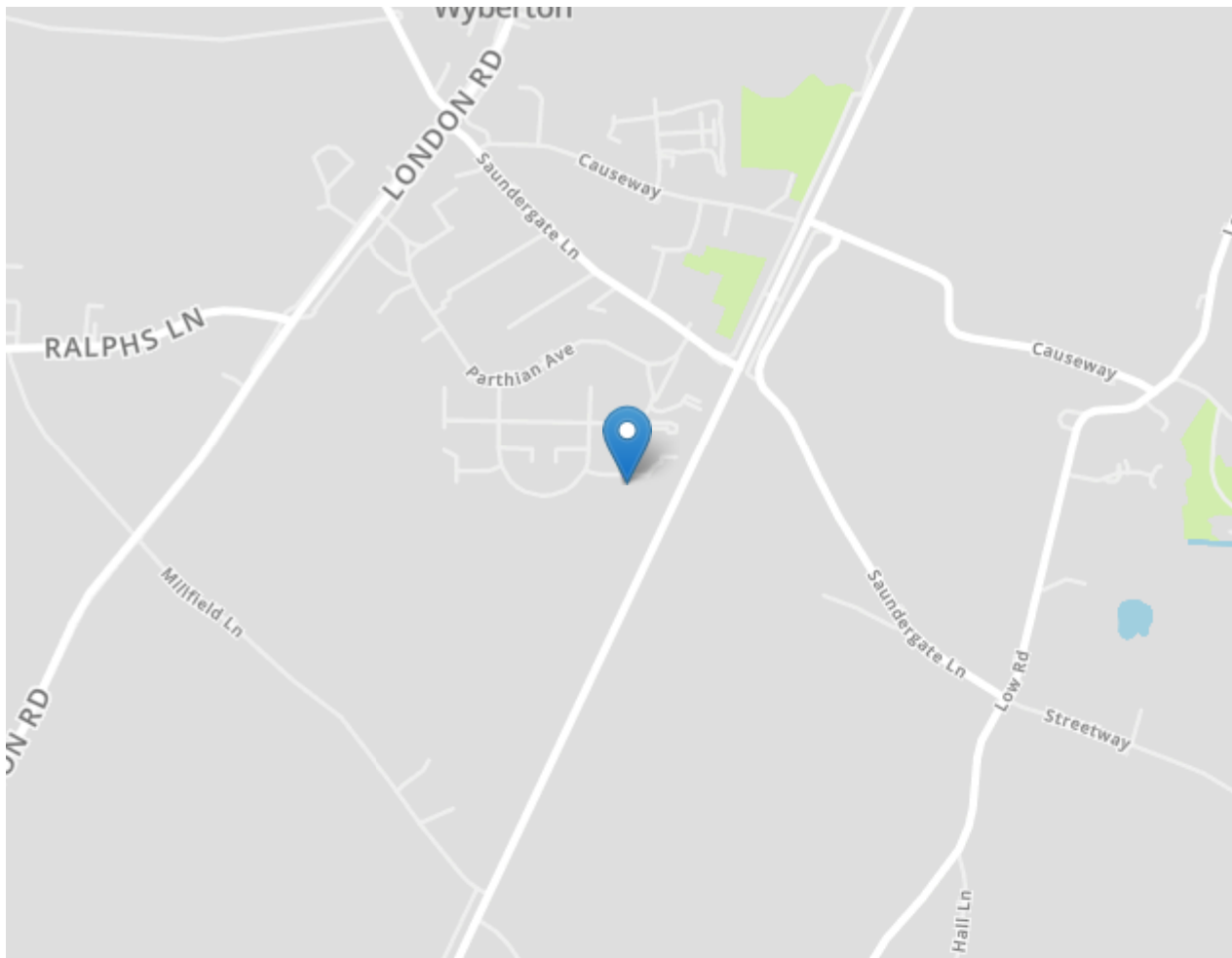
AGENT'S NOTES

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.

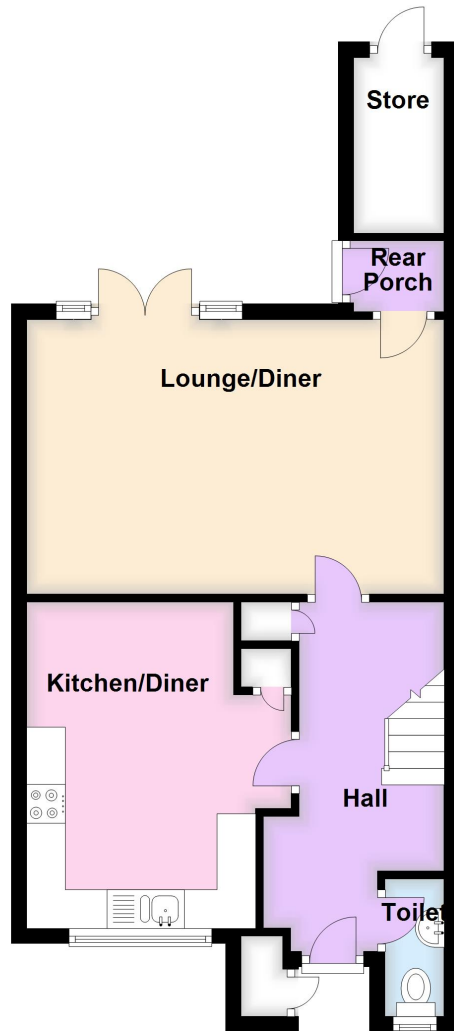
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

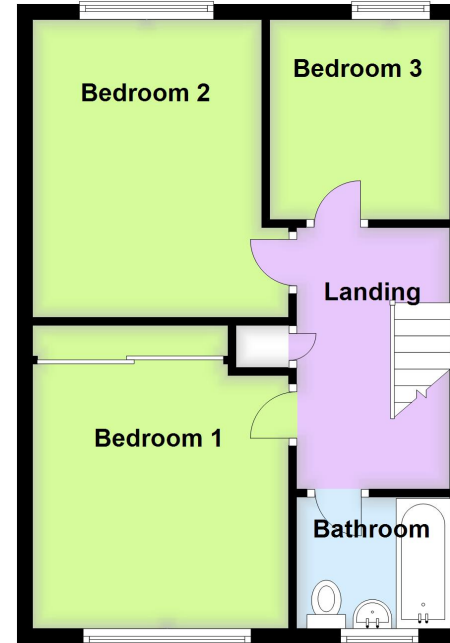
Ground Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 90.8 sq. metres (977.1 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 75 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |