



SHARMAN
BURGESS
FOR SALE
01205 351100

£195,000

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

SHARMAN BURGESS



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Est 1996

A large detached bungalow in need of full modernisation and refurbishment, offered to the market with NO ONWARD CHAIN. The property occupies a generous plot with a good sized driveway and approximately south facing rear gardens. The accommodation comprises an entrance hall, lounge, kitchen, utility area, three bedrooms, bathroom and separate cloakroom. The property further benefits from gas central heating.

ACCOMMODATION

ENTRANCE HALL

18' 10" (maximum) x 7' 9" (5.74m x 2.36m)

With partially obscure glazed front entrance door tiled floor, radiator, ceiling light point, access to loft space via loft ladder.

LOUNGE

15' 5" Maximum including chimney breast) x 14' 0" (4.70m x 4.27m)

With sliding patio doors to the rear aspect, window to the side aspect, radiator, coved cornice, ceiling light point.

KITCHEN

15' 4" (maximum) x 10' 9" (4.67m x 3.28m)

Having countertops with one and a half bowl sink and drainer with mixer tap, base level units, window to the rear aspect, radiator, coved cornice, ceiling mounted strip light.

UTILITY AREA

5' 7" x 5' 0" (1.70m x 1.52m)

Having obscure glazed window to the side aspect, plumbing for washing machine.

SIDE ENTRANCE LOBBY

With side entrance door, ceiling light point, access to walk-in store housing the electric fuse box.

BEDROOM ONE

15' 6" (maximum) x 12' 0" (4.72m x 3.66m)

With bay window to the front aspect, radiator, wall mounted lighting, ceiling light point.

BEDROOM TWO

17' 6" (maximum into bay window) x 11' 11" (5.33m x 3.63m)

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

BEDROOM THREE

11' 10" x 6' 5" (3.61m x 1.96m)

With window to side aspect.

BATHROOM

11' 11" (maximum) x 6' 6" (3.63m x 1.98m)

With pedestal wash hand basin, panelled bath with mixer tap, WC, obscure glazed window to the side aspect, radiator, coved cornice, ceiling light point.

SEPARATE CLOAKROOM

With push button WC, obscure glazed window to the side aspect, ceiling light point.

EXTERIOR

To the front is a gravelled driveway providing off road parking, with block paving leading to a storm porch and front entrance door. The driveway extends to the right hand side of the property giving access to the single garage. To the rear, the property benefits from an approximate south facing garden comprising areas of hardstanding and lawn, two sunken ponds, and beds and borders containing a variety of plants and shrubs. The property is served by an outside tap.

SINGLE GARAGE

With up and over door, served with power.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

11032026/30115493/GFI

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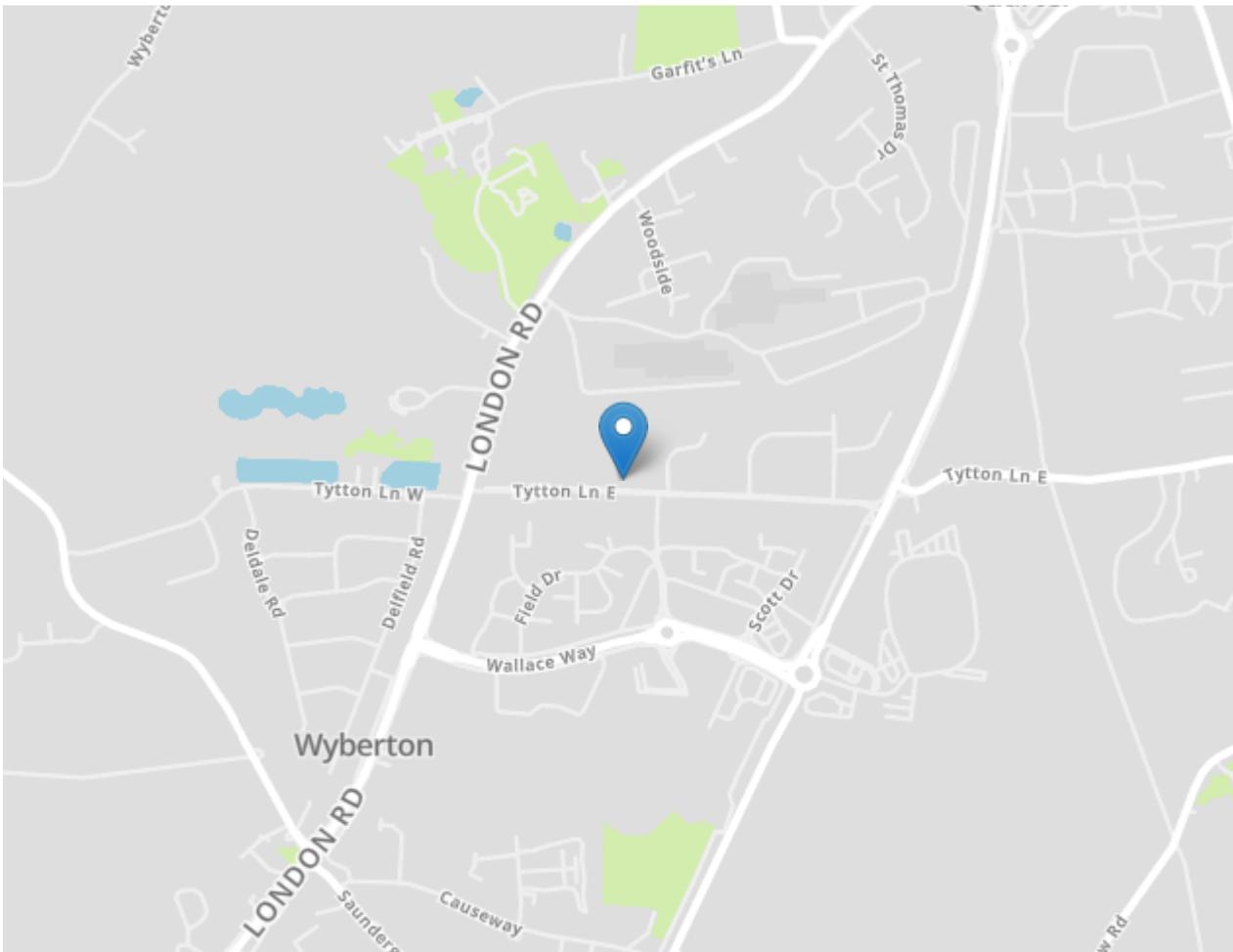
AGENT'S NOTES

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. 102.8 sq. metres (1106.7 sq. feet)



Total area: approx. 102.8 sq. metres (1106.7 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 | |