



£300,000

46 Saddlers Way, Fishtoft, Boston, Lincolnshire PE21 0BB

SHARMAN BURGESS

**46 Saddlers Way, Fishtoft, Boston,
Lincolnshire PE21 0BB
£300,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door with obscure glazed windows to either side, staircase rising to first floor landing, coved cornice, ceiling light point, radiator with cover, under stairs storage cupboard with automatic lighting and coat hooks within.

KITCHEN

14' 4" x 9' 8" (4.37m x 2.95m)

Having been recently refitted and comprising counter tops with sink and drainer unit and mixer tap, range of base level storage units, drawer units, pan drawers, kickboard heater, Rangemaster cooker (which may be included within the sale, subject to negotiation) with illuminated fume extractor above, plumbing for dishwasher, space for American style fridge freezer, integrated microwave oven, tiled floor, coved cornice, ceiling recessed lighting, dual aspect windows.

Situated on an attractive corner plot in a highly popular residential location, this well presented detached home benefits from accommodation comprising an entrance hall, study, lounge, dining room, refitted kitchen and utility room and a ground floor cloakroom. To the first floor are four bedrooms arranged off a landing, a four piece family bathroom and an en-suite to bedroom one. Additional benefits include a driveway, providing off road parking, detached brick and tiled double garage with electric car charger point, well presented gardens, gas central heating, uPVC double glazing.



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UTILITY ROOM

8' 6" x 6' 3" (2.59m x 1.91m)

Having been refitted and comprising a counter top with stainless steel sink and mixer tap, base level units and wall units, space and plumbing for automatic washing machine, space for condensing tumble dryer, tiled floor, radiator, coved cornice, ceiling light point, extractor fan, wall mounted Worcester gas central heating boiler, obscure glazed entrance door, window to side aspect.

GROUND FLOOR CLOAKROOM

With a two piece suite comprising a corner wash hand basin, tiled splashbacks, push button WC, tiled floor, heated towel rail, obscure glazed window, coved cornice, ceiling light point.

LOUNGE

14' 6" x 12' 0" (4.42m x 3.66m) (both maximum measurements)

With French doors leading to the rear garden, window to side aspect, two radiators, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, electric fireplace with fitted hearth, inset and display surround.

STUDY

9' 1" x 7' 0" (2.77m x 2.13m)

With window to front aspect, radiator, telephone point, ceiling light point.

DINING ROOM

11' 9" x 9' 9" (3.58m x 2.97m)

With radiator with cover, coved cornice, ceiling light point, dual aspect windows.

FIRST FLOOR LANDING

With coved cornice, ceiling recessed lighting, airing cupboard with radiator and shelving within, access to partially boarded roof space with foldaway ladder and lighting.

BEDROOM ONE

12' 9" x 12' 0" (3.89m x 3.66m) (both maximum measurements)

With window to front aspect. Door to: -



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Having a three piece suite comprising a wash hand basin with mixer tap, shower cubicle with wall mounted digital shower and fitted shower screen, push button WC. Coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window to front aspect, radiator.

BEDROOM TWO

14' 4" x 9' 8" (4.37m x 2.95m) (both maximum measurements)

Window to front aspect, coved cornice, radiator, ceiling light point, built-in wardrobes.

BEDROOM THREE

11' 9" x 9' 0" (3.58m x 2.74m) (both maximum measurements)

With radiator, coved cornice, ceiling recessed lighting, Velux window with fitted blind.

BEDROOM FOUR

8' 9" x 8' 5" (2.67m x 2.57m) (both maximum measurements)

With window to rear aspect, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

10' 7" (maximum measurement including shower) x 8' 6" (maximum measurement) (3.23m x 2.59m)

Having a four piece suite comprising a shower cubicle with wall mounted mains fed shower and fitted shower screen, panelled bath, pedestal wash hand basin, WC, radiator, extended tiled splashbacks, Velux window, coved cornice, ceiling recessed lighting, extractor fan, electric shaver point.

EXTERIOR

The property sits on an attractive corner plot, with the front being predominantly laid to lawn, with wrought iron fencing to the front boundaries and paved access leading to the front entrance door. The driveway provides off road parking and hardstanding as well as vehicular access to the detached double garage. Gated access from the driveway leads through to the rear garden.

DETACHED DOUBLE GARAGE

17' 6" x 17' 6" (5.33m x 5.33m)

Of brick and tiled construction, with two up and over doors, ceiling mounted strip light, power points, Rolec electric car charging point, uPVC double glazed personnel door leading to the garden.

REAR GARDEN

Initially comprising an Indian Sandstone paved patio seating area which is walled to the majority and served by outside tap and lighting. The gardens continue to the rear and comprise sections of shaped lawn with slate borders housing a variety of plants and shrubs. The garden also houses an illuminated water feature which is to be included within the sale. The garden is fully enclosed by a mixture of wall and fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

25998024/03032023/TAY



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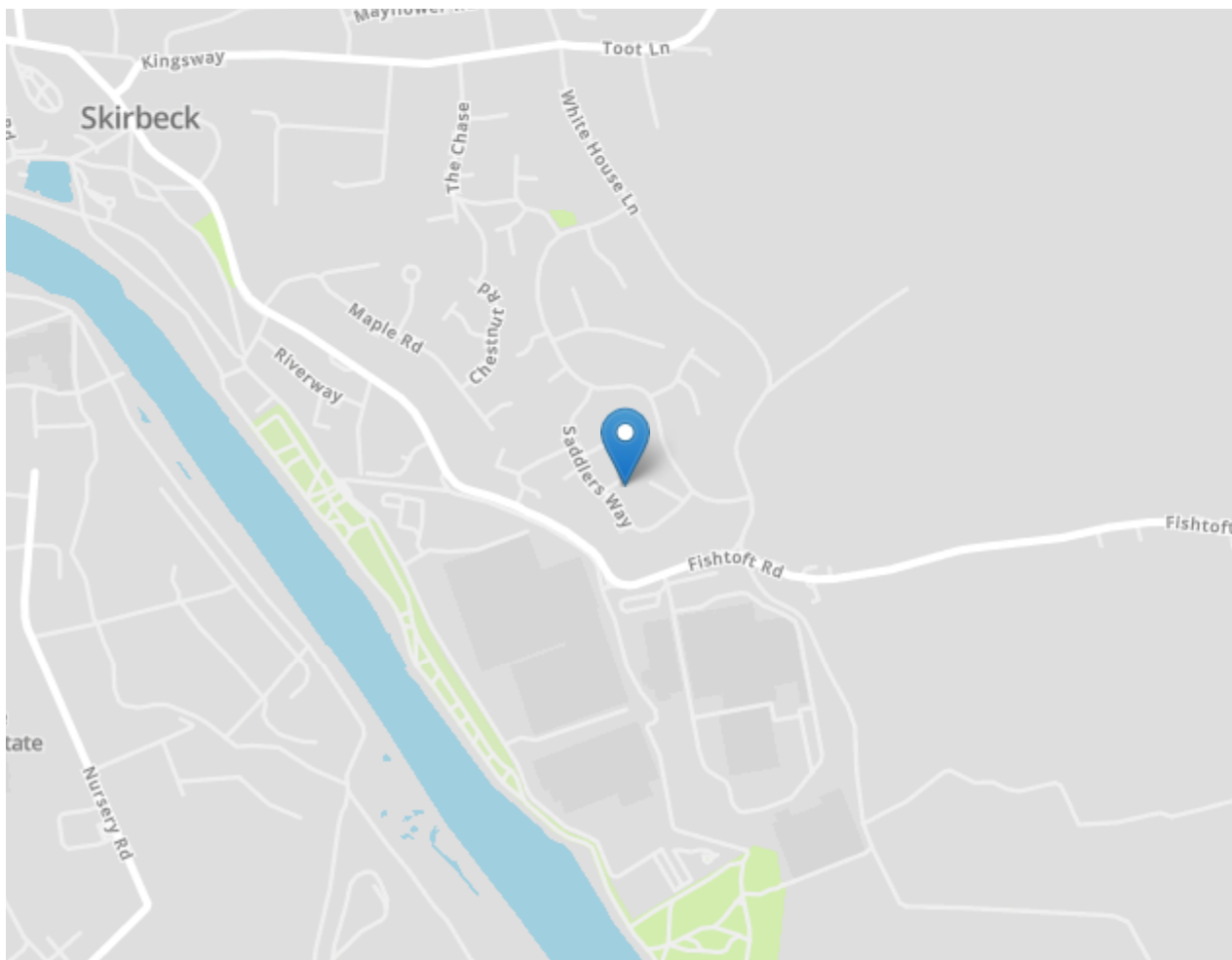
AGENT'S NOTES

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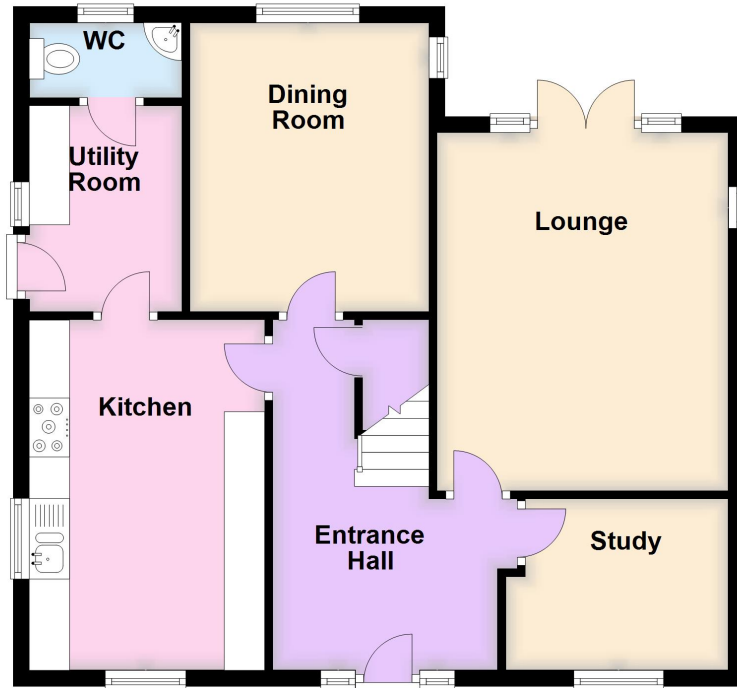
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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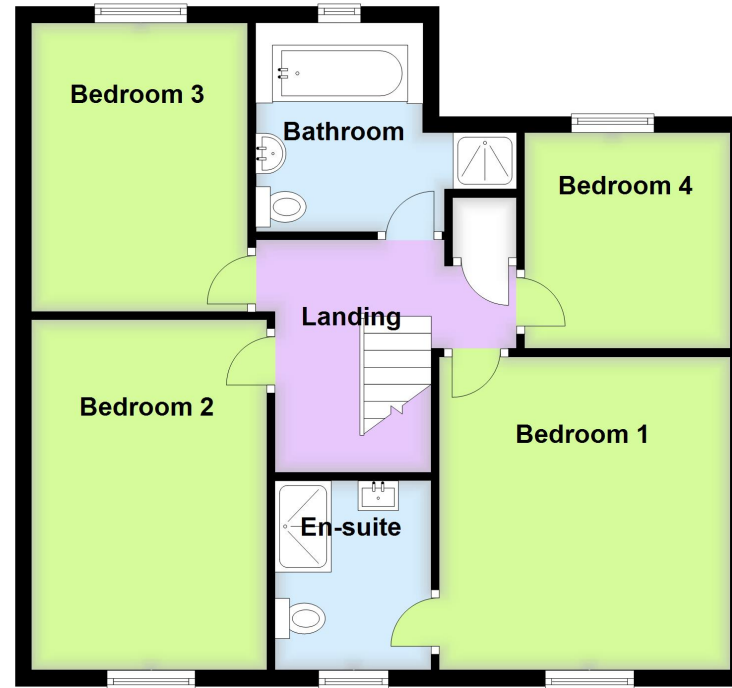
Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 129.2 sq. metres (1391.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	