



**£279,750**

8 Besant Close, Sibsey, Boston, Lincolnshire PE22 0RP

**SHARMAN BURGESS**

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PE22 0RP  
£279,750 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door, staircase leading off, radiator, coved cornice, ceiling light point, wall mounted digital central heating thermostat.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising WC, wash hand basin with vanity unit beneath, fully tiled walls, ceiling recessed lighting, obscure glazed window, radiator.

A four bedroomed detached house situated in a cul-de-sac location with a westerly facing rear garden. The property benefits from flexible living accommodation having had a garage conversion providing great additional ground floor space. Accommodation currently comprises an entrance hall, lounge, dining room, sun room, modern fitted kitchen and garage conversion currently providing storage and an utility area. To the first floor are four bedrooms arranged off a landing, family bathroom and an en-suite shower room to bedroom one. Further benefits include gas central heating, uPVC double glazing and driveway providing off road parking.



**SHARMAN BURGESS**

### LOUNGE

16' 3" x 10' 9" (4.95m x 3.28m)

Having window to front aspect, radiator, coved cornice, ceiling light point, fitted living flame coal effect gas fireplace with hearth and surround, bi-folding doors through to: -

### DINING ROOM

9' 4" x 8' 3" (2.84m x 2.51m)

Having radiator, coved cornice, ceiling light point, door to kitchen, door to sun room.

### SUN ROOM

10' 0" x 9' 0" (3.05m x 2.74m)

Of brick and uPVC double glazed construction, with double doors leading to the rear garden, served by power and wall mounted lighting.

### KITCHEN

14' 10" (maximum) x 9' 3" (4.52m x 2.82m)

Having an extremely well appointed modern fitted kitchen comprising quartz work surfaces with inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units and additional larder style units, plumbing for dishwasher, space for fridge freezer, integrated double oven and grill, five ring gas hob with illuminated fume extractor above, two windows to rear aspect, radiator, coved cornice, two ceiling light points, obscure glazed rear entrance door.



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### UTILITY/ENTRANCE AREA

16' 2" x 8' 5" (4.93m x 2.57m)

A garage conversion which, in the Agent's opinion, could lend itself to a variety of uses in addition to an utility area including a playroom or office/study. Having partially obscure glazed front entrance door with obscure glazed windows to either side, roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for standard height fridge of freezer, wall mounted Worcester gas central heating boiler, ceiling mounted strip light, personnel door through to entrance hall.

### FIRST FLOOR LANDING

Having window to side aspect, access to roof space, covered cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

### BEDROOM ONE

16' 4" (maximum into entrance area) x 11' 10" (maximum)  
(4.98m x 3.61m)

Having window to front aspect, radiator, coved cornice, ceiling light point.

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, WC, shower cubicle with wall mounted mains fed shower and bi-fold shower screen, fully tiled walls, radiator, extractor fan, ceiling light point, obscure glazed window.



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#### **BEDROOM TWO**

13' 5" (maximum into entrance area) x 11' 6" (4.09m x 3.51m)  
Having window to front aspect, radiator, coved cornice, ceiling light point.

#### **BEDROOM THREE**

9' 6" x 8' 2" (2.90m x 2.49m)  
Having window to rear aspect, radiator, coved cornice, ceiling light point.

#### **BEDROOM FOUR**

10' 9" (maximum into entrance area) x 9' 6" (3.28m x 2.90m)  
Currently used as an office. Having window to rear aspect, radiator, coved cornice, ceiling light point.

#### **FAMILY BATHROOM**

Being fitted with a three piece suite comprising WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment and fitted shower screen, radiator, fully tiled walls, extractor fan, obscure glazed window, ceiling light point, electric shaver point.



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## EXTERIOR

To the front, the property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking. There is a barked border with plants and a tree set within.

The property benefits from an approximately westerly facing low maintenance rear garden, with large sections of paved patio providing seating and entertaining space and large borders housing a variety of plants, shrubs and trees. The rear garden is fully enclosed and is served by an outside tap, lighting and external power sockets.

## SERVICES

Mains gas, electricity, water and drainage are connected to the property.

## REFERENCE

03062024/27561157/WHI



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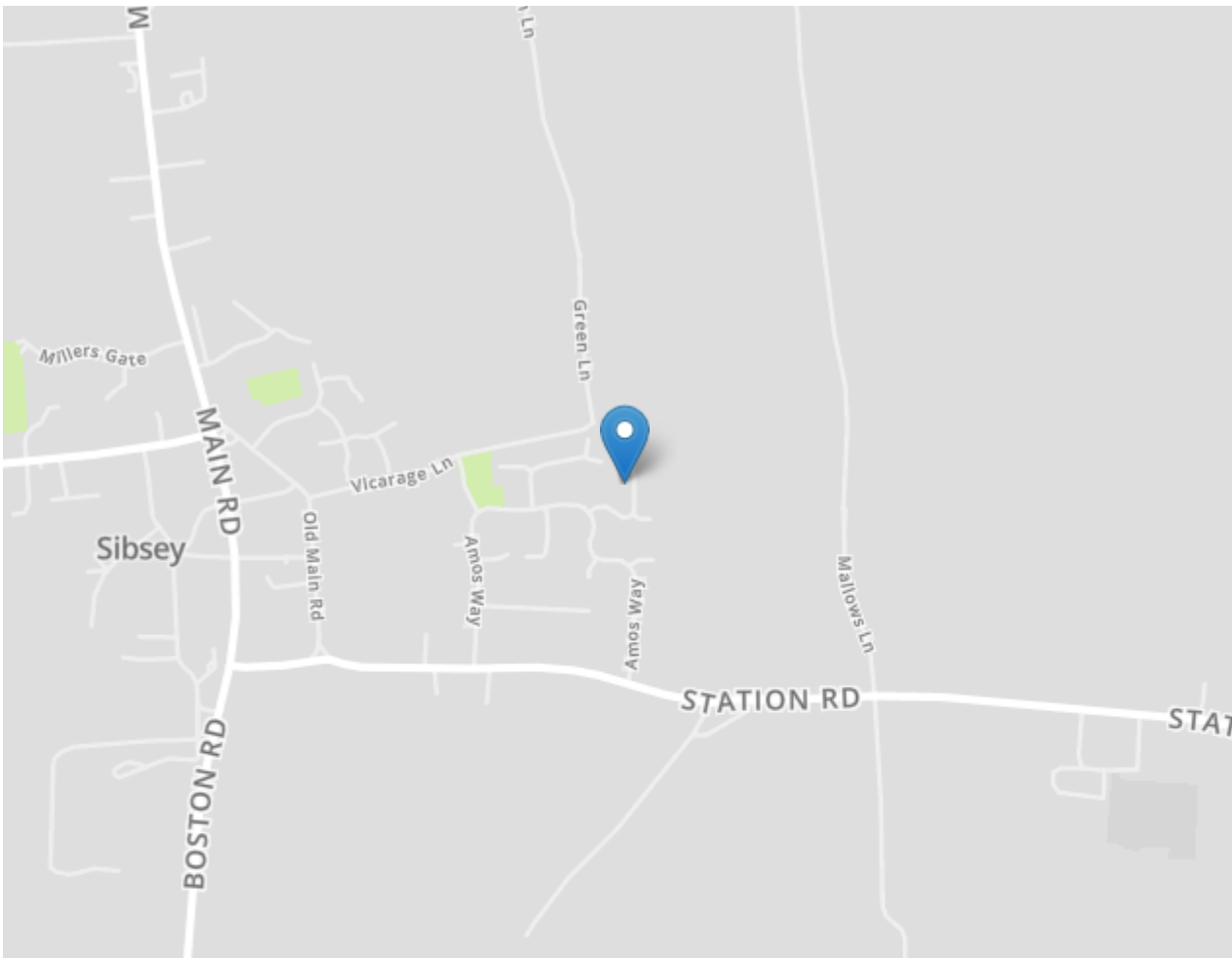
## AGENT'S NOTES

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.

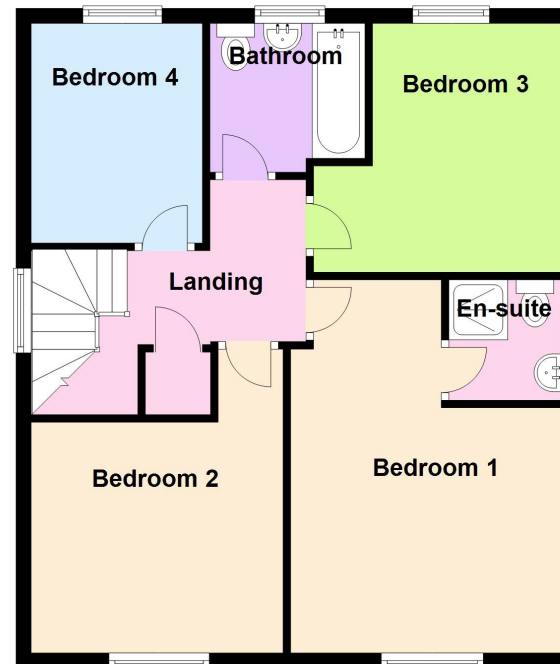


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 71.6 sq. metres (770.8 sq. feet)



**First Floor**  
Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 130.5 sq. metres (1404.7 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		73	84
England, Scotland & Wales			
		EU Directive 2002/91/EC	