



£149,950

3 Fleming Court, Wyberton, Boston, Lincolnshire PE21 7SS

SHARMAN BURGESS

**3 Fleming Court, Wyberton, Boston,
Lincolnshire PE21 7SS
£149,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, wall mounted central heating thermostat, ceiling light point.

KITCHEN

7' 11" (maximum) x 9' 10" (maximum) (2.41m x 3.00m)

Having roll edge work surfaces, tiled splashbacks, stainless steel sink and drainer, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with extractor fan above, ceiling mounted strip light, window to front elevation.

An extended end of terrace property being offered for sale with NO ONWARD CHAIN. Accommodation comprising an entrance hall, kitchen, lounge, dining/sitting room, two bedrooms and family bathroom. Further benefits include a larger than average garage, approximately westerly facing rear garden and gas central heating.



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LOUNGE

15' 0" x 11' 8" (maximum into recess) (4.57m x 3.56m)
Having coved cornice, ceiling light point, radiator, electric fireplace with surround, under stairs storage cupboard. Archway through to:
-

DINING/SITTING ROOM

12' 0" (maximum) x 10' 2" (maximum) (3.66m x 3.10m)
Having French doors leading to the rear garden, window to side elevation, radiator, coved cornice, ceiling light point, wall light points.

FIRST FLOOR LANDING

Having access to loft space, over stairs storage cupboard.

BEDROOM ONE

9' 0" (measurement taken to built-in wardrobe) x 8' 9" (2.74m x 2.67m)
Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rail and shelving within and also housing the Ideal Logic gas central heating boiler.

BEDROOM TWO

11' 8" (maximum) x 7' 5" (maximum) (3.56m x 2.26m)
Window to front elevation, radiator, ceiling light point.

BATHROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap, push button WC, bath with mixer tap and hand held shower attachment, obscure glazed window to side elevation, radiator, coved cornice, ceiling mounted lighting.



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EXTERIOR

To the front, the property benefits from parking space for approximately two vehicles and also give vehicular access to the: -

GARAGE

11' 10" (maximum) x 18' 10" (maximum) (3.61m x 5.74m)

Having up and over door, served by power and lighting.

REAR GARDEN

Enjoying an approximately westerly facing aspect and being laid initially to a paved patio seating area, leading to the remainder which is laid to lawn. The garden is fully enclosed by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

09052025/29209367/WAL



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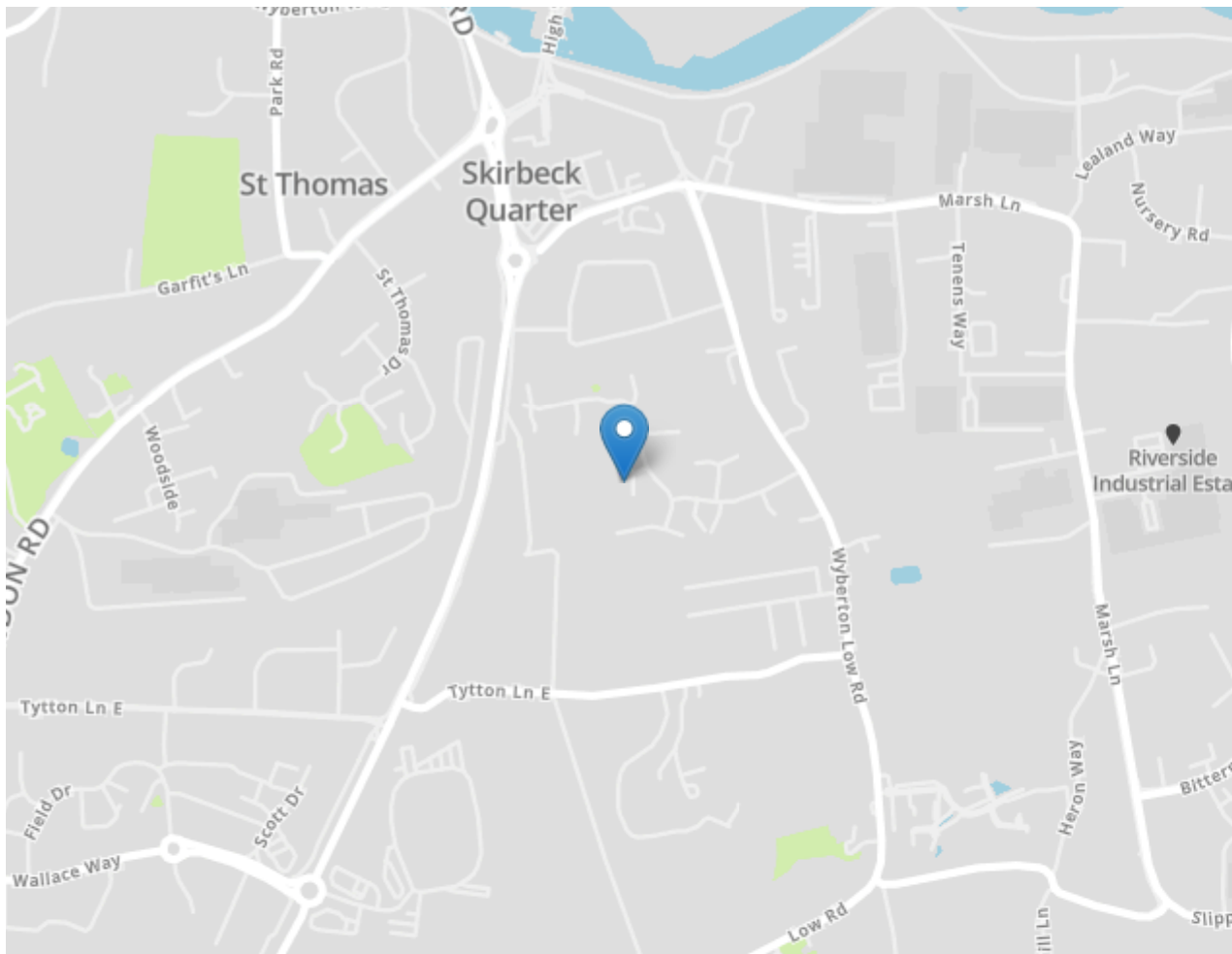
AGENT'S NOTES

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.

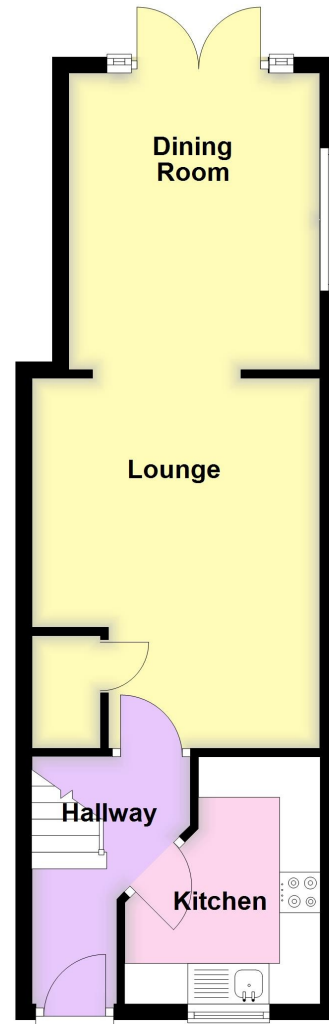
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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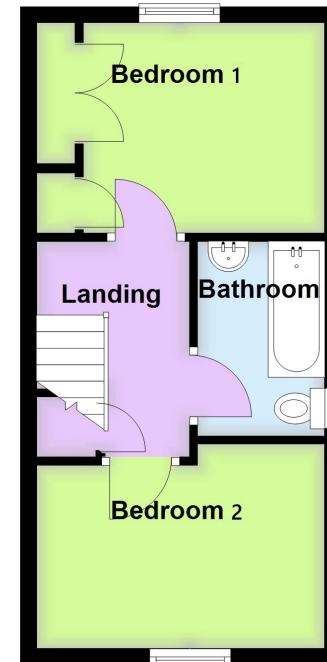
Ground Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



Total area: approx. 66.9 sq. metres (719.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	