



SHARMAN
BURGESS
FOR SALE
0205 361161

£219,950

31 Tytton Lane East, Wyberton, Boston, Lincolnshire PE21 7HW

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**31 Tytton Lane East, Wyberton, Boston,
Lincolnshire PE21 7HW
£219,950 Freehold**

ACCOMMODATION

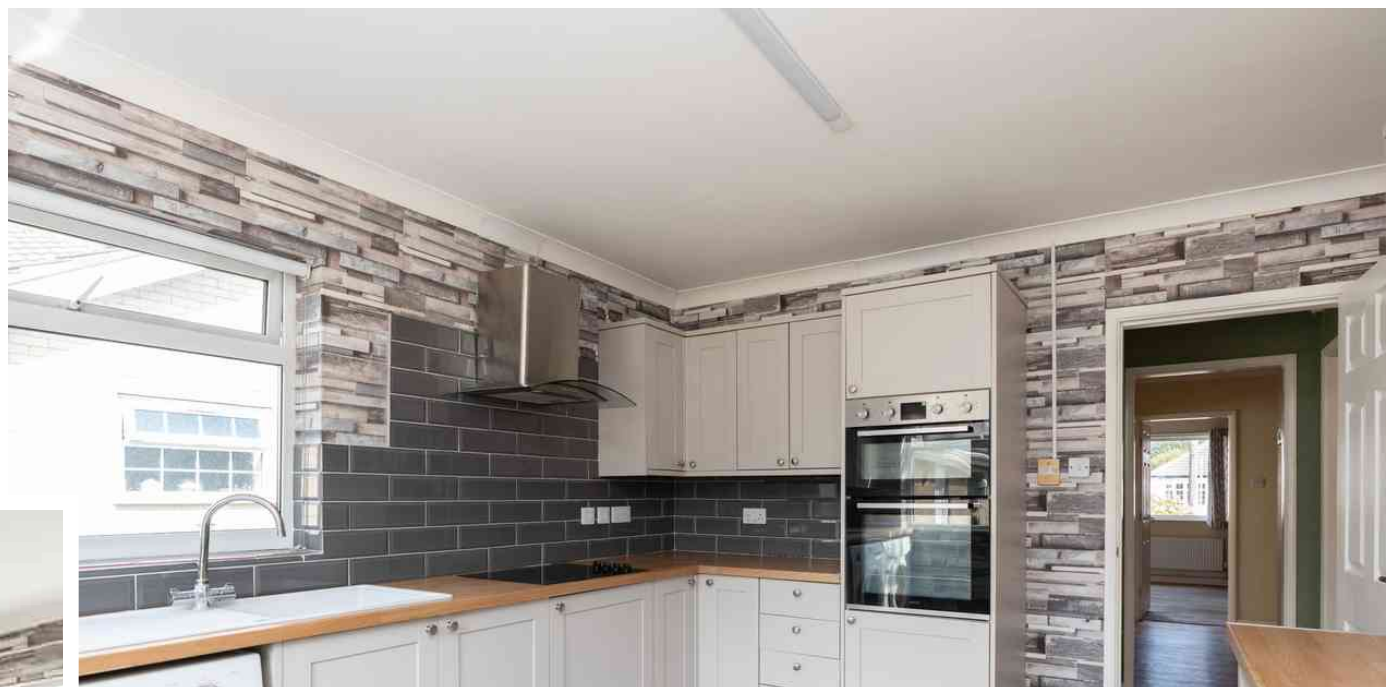
ENTRANCE HALL

Having uPVC side entrance door, radiator, coved cornice.

KITCHEN

12' 3" x 10' 9" (3.73m x 3.28m)

A modern refitted kitchen comprising a range of wall and base level storage units, areas of work surfaces, inset composite sink and drainer with mixer tap, integrated double oven, inset electric hob with extractor hood above, space and plumbing for automatic washing machine, space for tumble dryer, space for standard height fridge and standard height freezer, wine rack, serving hatch through to lounge, radiator, coved cornice, dual aspect double glazed windows, part glazed uPVC entrance door to rear garden.



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LOUNGE

19' 6" x 16' 0" (5.94m x 4.88m)

Having sliding patio doors leading to the rear garden, two radiators, coved cornice, wall light points, stone fireplace with tiled hearth housing an electric fire and TV plinth and TV aerial point.

INNER HALLWAY

Having coved cornice, access to roof space, two built-in storage cupboards.

BEDROOM ONE

11' 11" x 11' 5" (3.63m x 3.48m)

Having double glazed window to front elevation, radiator, coved cornice, fitted wardrobes to one wall with sliding mirrored doors.

BEDROOM TWO

11' 11" (maximum) x 13' 4" (maximum) (3.63m x 4.06m)

Having double glazed window to front elevation, radiator, coved cornice, built-in wardrobes with overhead storage lockers, dressing table.

BEDROOM THREE

11' 5" x 6' 10" (3.48m x 2.08m)

Having double glazed window to side elevation, radiator, coved cornice.

SHOWER ROOM

Being fitted with a three piece suite comprising low level WC, pedestal wash hand basin, walk-in double shower cubicle with mains fed shower within and fitted shower screen, radiator, double glazed window to side elevation, coved cornice, partly tiled walls, built-in airing cupboard housing the Vaillant combination central heating boiler.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property is approached over a good sized tarmac driveway which provides ample off road parking and turning space and extends to the side of the property providing vehicular access to the detached tandem length garage. The property also benefits from a shaped lawned front garden and gated access to both sides of the property leads to the rear garden.

DETACHED TANDEM GARAGE

8' 3" x 31' 6" (2.51m x 9.60m)

Having a stud wall midway down the length providing both garage area and workshop area to the rear. Having two double glazed windows to side elevation, uPVC personnel door to side elevation, electric roller door to front elevation. Served by power and lighting.

REAR GARDEN

A good sized rear garden, being laid initially to a paved patio leading to a shaped lawn with shrub and bush borders. There is a further patio seating area to the rear of the garden. The garden is fully enclosed by timber fencing.

SERVICES

Mains electricity, gas, water and drainage are connected.

REFERENCE

06082025/29127633/RUT



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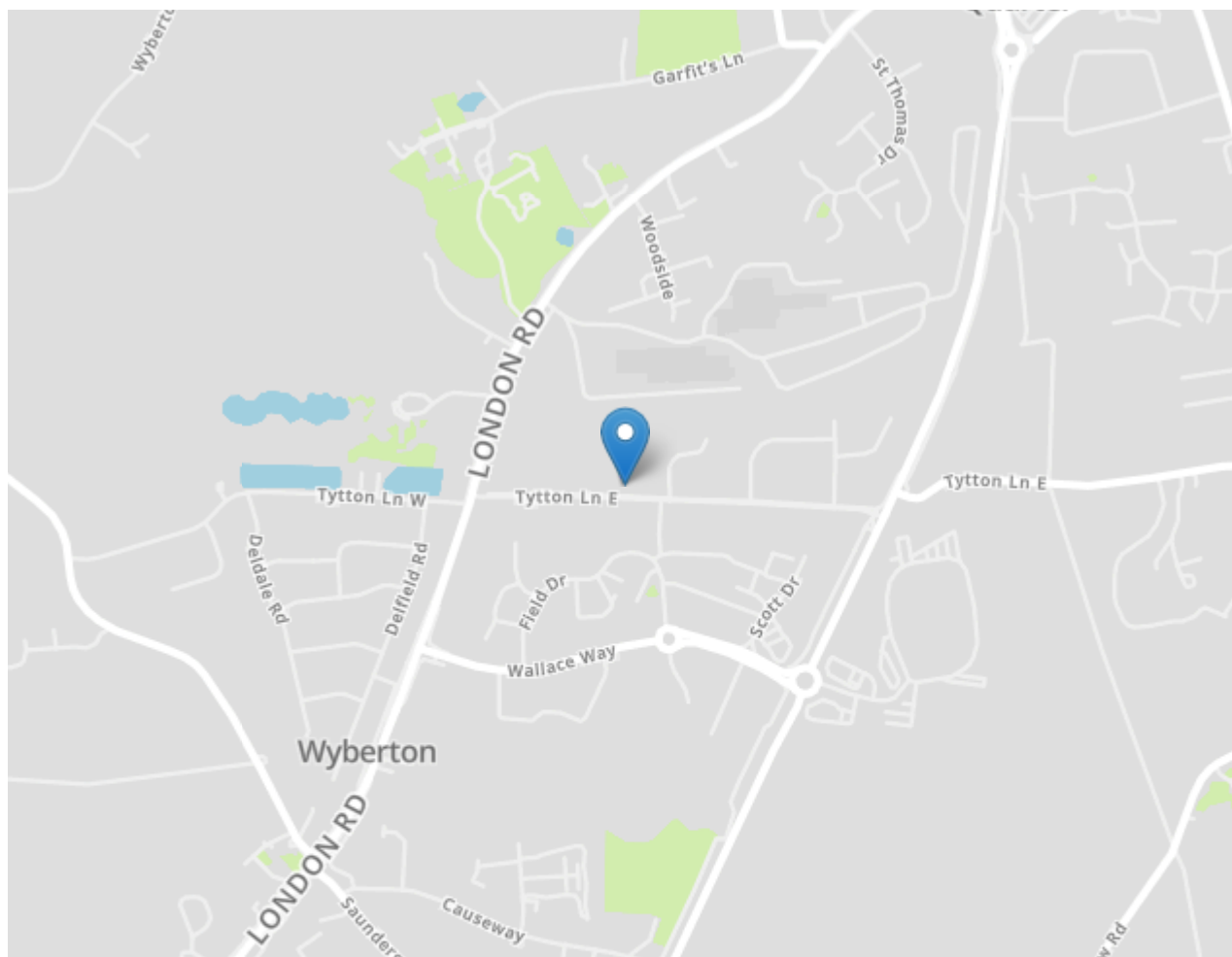
AGENT'S NOTES

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.

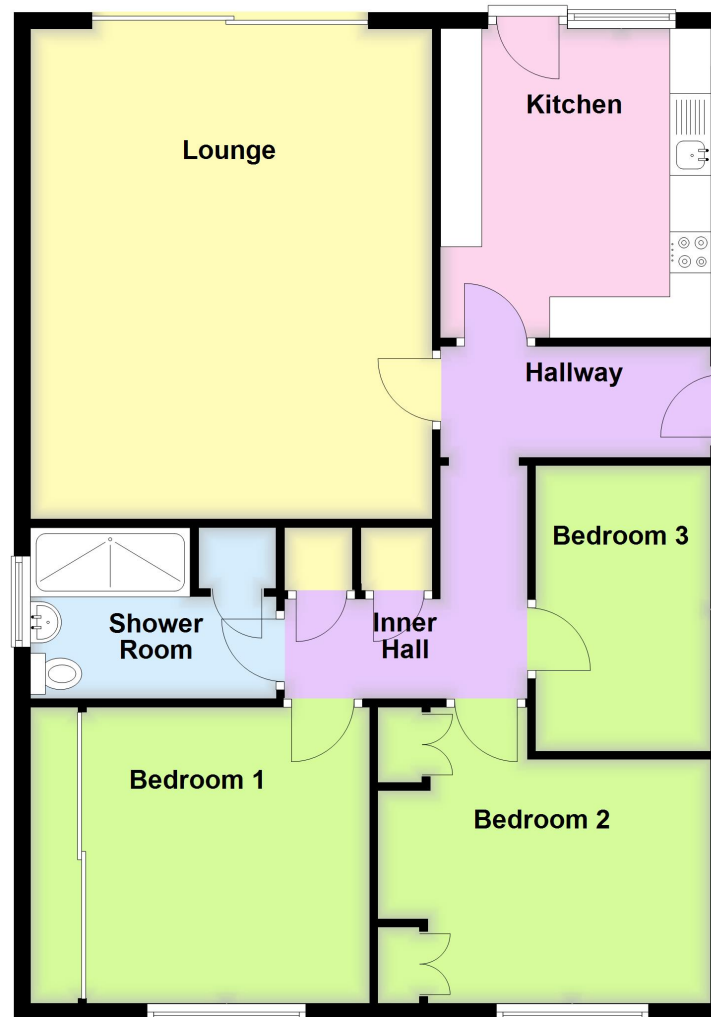
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 98.1 sq. metres (1056.3 sq. feet)



Total area: approx. 98.1 sq. metres (1056.3 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	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		