



£325,000

5a Lindsey Way, GipseY Bridge, Boston, Lincolnshire PE22 7BT

SHARMAN BURGESS

**5a Lindsey Way, Gipsey Bridge, Boston,
Lincolnshire PE22 7BT**
£325,000 Freehold

ACCOMMODATION

ENTRANCE HALL

With entrance door, wood laminate flooring, doors to lounge, kitchen diner and cloakroom, staircase rising to first floor landing.

GROUND FLOOR CLOAKROOM

With low level WC, wash hand basin, radiator, double glazed window to front aspect, extractor fan.

LOUNGE

22' 9" x 13' 0" (6.93m x 3.96m)

With double glazed bay window to front aspect, radiator, TV aerial point, wood laminate flooring, patio doors to rear aspect.

A spacious four bedroom modern detached property situated in the village of Gipsey Bridge in a cul-de-sac location, being offered for sale with NO ONWARD CHAIN. The accommodation comprises an entrance hall, ground floor cloakroom, 22ft lounge, kitchen diner, utility room, to the first floor are four bedrooms with en-suite and walk-in wardrobe to bedroom one and a family bathroom. Further benefits include a driveway and integral garage.



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KITCHEN DINER

10' 10" x 19' 5" (3.30m x 5.92m)

With two double glazed windows to rear aspect, French doors to side aspect, range of wall and base level units, areas of work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, space and plumbing for automatic washing machine, inset oven and hob with stainless steel fume extractor above, ceiling recessed spotlights, radiator, door to: -

UTILITY ROOM

With base level unit, work surface with inset stainless steel sink and drainer unit with mixer tap, space for standard height fridge and freezer, double glazed window to side aspect, extractor fan, partly tiled walls, personnel door to garage.

FIRST FLOOR LANDING

With staircase rising from entrance hall, double glazed window to front aspect, radiator, loft access, double cupboard, wood laminate flooring.

BEDROOM ONE

14' 2" x 11' 11" (4.32m x 3.63m)

With double glazed window to rear aspect, radiator, door to en-suite shower room, door to walk-in wardrobe.

EN-SUITE SHOWER ROOM

With shower fitted to a tiled recess, low level WC, pedestal wash hand basin, radiator, tiled splashbacks, two extractor fans.

BEDROOM TWO

12' 2" x 10' 4" (3.71m x 3.15m)

With double glazed window to front aspect, radiator, wood laminate flooring.



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BEDROOM THREE

9' 7" x 13' 0" (2.92m x 3.96m)

With double glazed window to rear aspect, radiator, wood laminate flooring.

BEDROOM FOUR

9' 5" x 13' 0" (2.87m x 3.96m)

With double glazed window to front aspect, radiator, wood laminate flooring.

FAMILY BATHROOM

Having a four piece suite comprising a panelled bath with mixer tap, mains fed shower fitted to tiled recess, low level WC, pedestal wash hand basin, tiled splashback, double glazed window to rear aspect, radiator, ceiling recessed spotlight, extractor fan.

EXTERIOR

To the front of the property is a driveway laid to block paving and concrete hardstanding giving access to the single garage and gated access leading to the rear garden. The property benefits from a shaped front lawn, with low level brick wall to the front boundary and a footpath leading to the front entrance door.

SINGLE GARAGE

16' 9" x 9' 10" (5.11m x 3.00m)

With up and over door, window to side aspect, housing the central heating boiler, served by power and lighting.

REAR GARDEN

The low maintenance rear garden is laid to a mixture of block paving, concrete hardstanding and areas of gravel. The concrete hardstandings provide suitable bases for workshops or sheds. The garden is fully enclosed by timber fencing and served by outside lighting and an area of artificial grass.

SERVICES

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

REFERENCE

26025513/09032023/GIB



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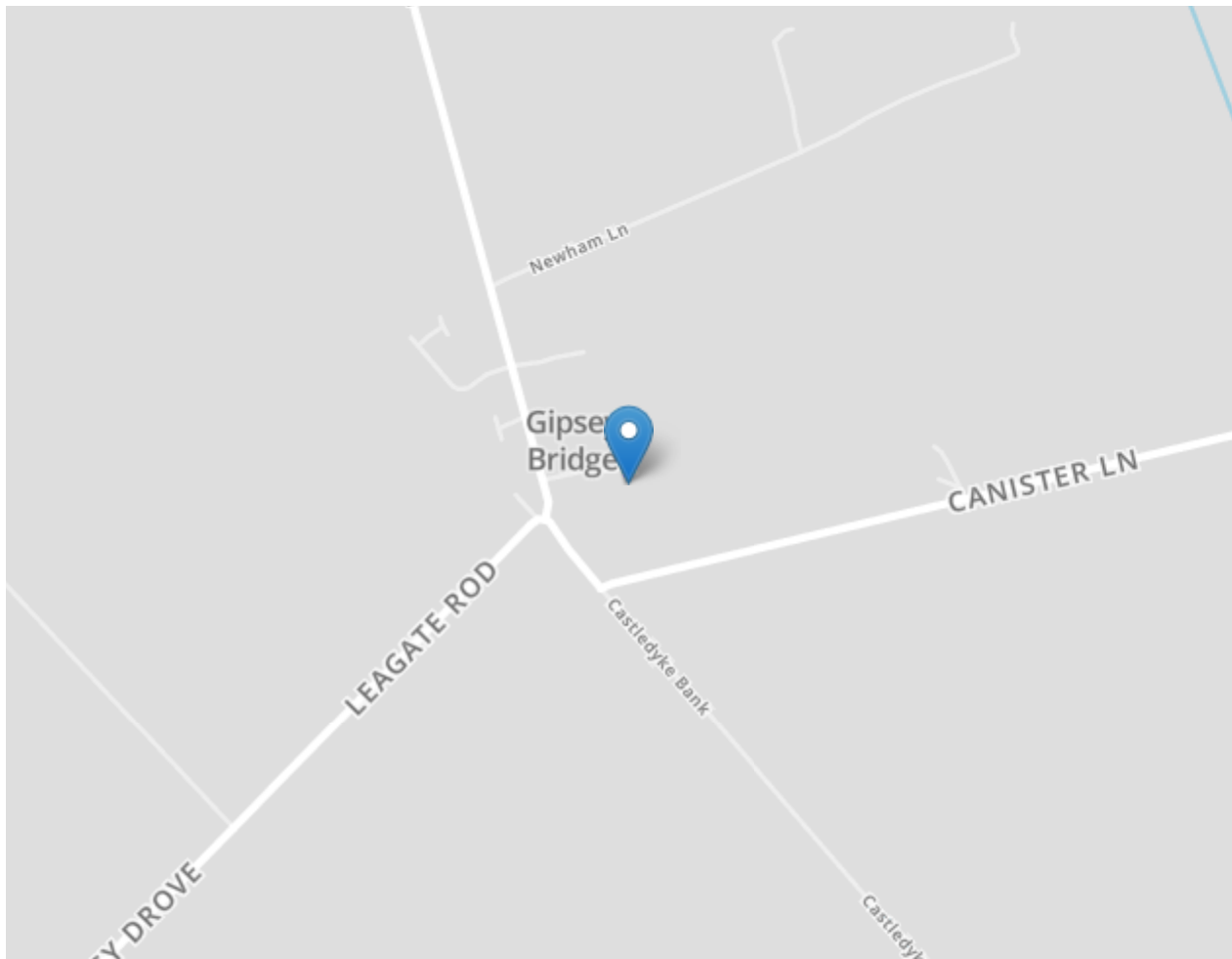
AGENT'S NOTES

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.

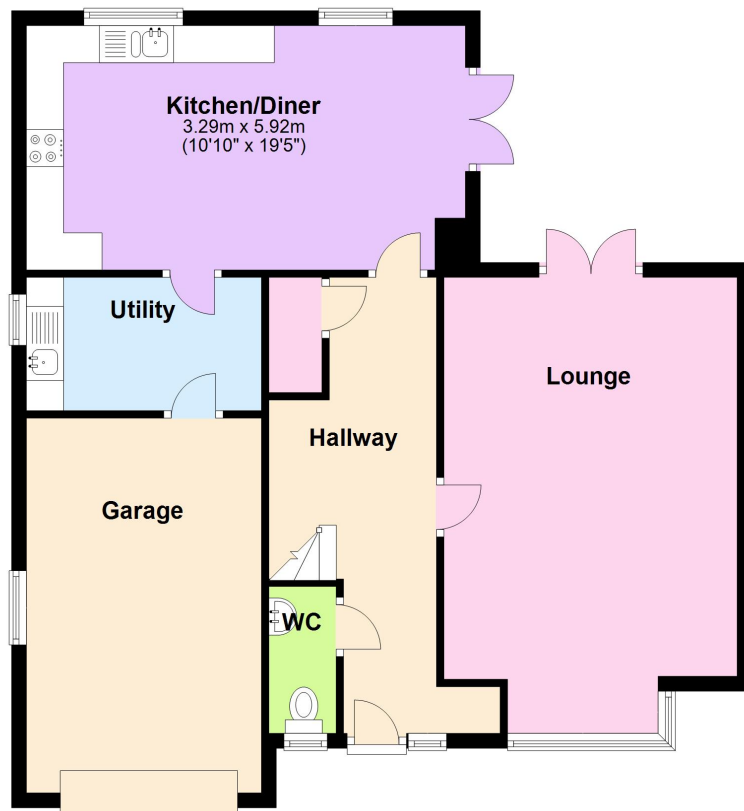
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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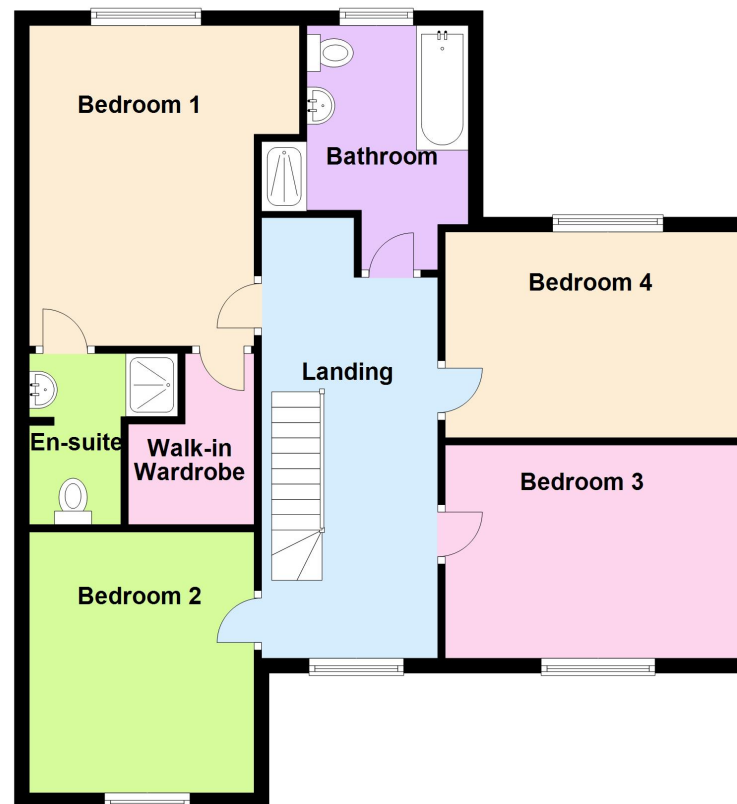
Ground Floor

Approx. 80.7 sq. metres (868.8 sq. feet)



First Floor

Approx. 77.0 sq. metres (829.2 sq. feet)



Total area: approx. 157.7 sq. metres (1697.9 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C	70	
(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		