



£210,000

41 Causeway, Wyberton, Boston, Lincolnshire PE21 7AR

SHARMAN BURGESS

**41 Causeway, Wyberton, Boston,
Lincolnshire PE21 7AR
£210,000 Freehold**

ACCOMMODATION

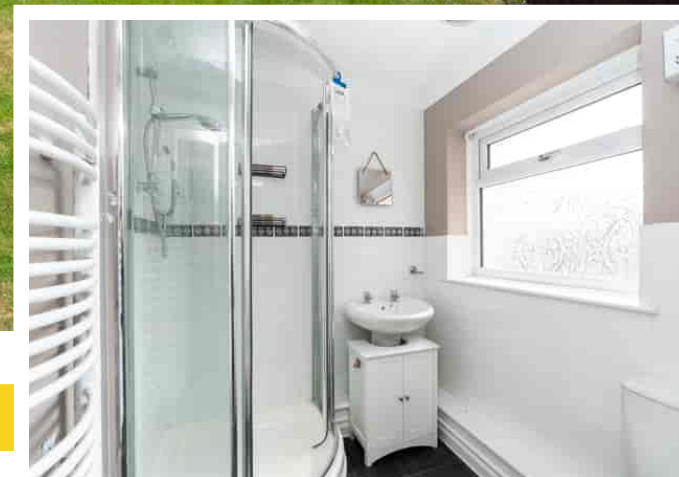
ENTRANCE HALL

Having partially obscure glazed front entrance door, tiled floor, staircase rising to first floor, ceiling light point, doors to lounge diner and:-

GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower within, heated towel rail, obscure glazed window to rear elevation, coved cornice, ceiling light point, electric shaver point, extractor fan.

A large, extended, semi-detached property benefitting from approximately 0.2 Acres (s.t.s) of grounds, offering great sized family living accommodation comprising an entrance hall, open plan lounge diner, large kitchen, rear entrance lobby, ground floor shower room, three double bedrooms to the first floor and a family sized four piece bathroom. Further benefits include a gravelled driveway providing ample parking, garden extending the rear, gas central heating and uPVC double glazing. The property is offered for sale with NO ONWARD CHAIN.



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OPEN PLAN LOUNGE DINER

22' 4" (maximum) x 16' 0" (maximum) (6.81m x 4.88m)

Having dual aspect windows, two radiators, coved cornice, two ceiling light points, ornamental fireplace with decorative tiled inset and hearth and display surround, TV aerial point. Under stairs storage cupboard housing the Ideal Atlantic gas central heating boiler, ceiling light point and obscure glazed window within.

KITCHEN

16' 1" x 14' 7" (4.90m x 4.45m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and wall units, plumbing for automatic washing machine, plumbing for dishwasher, integrated oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, tiled floor, radiator, ceiling light point, window to side elevation.

REAR ENTRANCE LOBBY

5' 6" x 4' 3" (1.68m x 1.30m)

Having rear entrance door, window to rear elevation, tiled floor, radiator, ceiling light point.

FIRST FLOOR LANDING

Having staircase rising from entrance lobby, two radiators, three ceiling light points, access to loft space, airing cupboard with slatted linen shelving and radiator within, wall mounted electric fuse box.

BEDROOM ONE

14' 8" (maximum) x 12' 7" (maximum into entrance area) (4.47m x 3.84m)

Having window to rear elevation, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

9' 11" x 12' 9" (including recess and chimney breast) (3.02m x 3.89m)

Having window to front elevation, radiator, ceiling light point, ornamental fireplace, built-in drawers to left hand side of chimney breast, built-in dressing table to right hand side of chimney breast, walk-in wardrobe with light and hanging rail within.

BEDROOM THREE

11' 5" (maximum) x 9' 0" (maximum) (3.48m x 2.74m)

Having window to side elevation, radiator, ceiling light point.

FAMILY BATHROOM

11' 4" (maximum) x 6' 9" (3.45m x 2.06m)

Being fitted with a four piece suite comprising double shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, panelled bath with mixer tap, push button WC, pedestal wash hand basin with mixer tap, heated towel rail, ceiling light point, extractor fan, obscure glazed window to side elevation.

EXTERIOR

The property is approached over a dropped kerb leading to a good sized gravelled driveway which provides off road parking. A paved pathway leads to the front entrance door. The property benefits from a large plot size of approximately 0.2 Acres (s.t.s) with large gardens extending to the rear.

REAR GARDEN

Initially laid to a section of block paved patio with two timber storage sheds. A low level wall leads to a further section of garden which is predominantly laid to lawn and houses a further timber storage shed. The rear section of garden is laid to hardstanding and the Vendor has made the Agent aware that there is additional vehicular access to the rear. The garden is fully enclosed by fencing and served by external power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

13052025/29102070/ CLE



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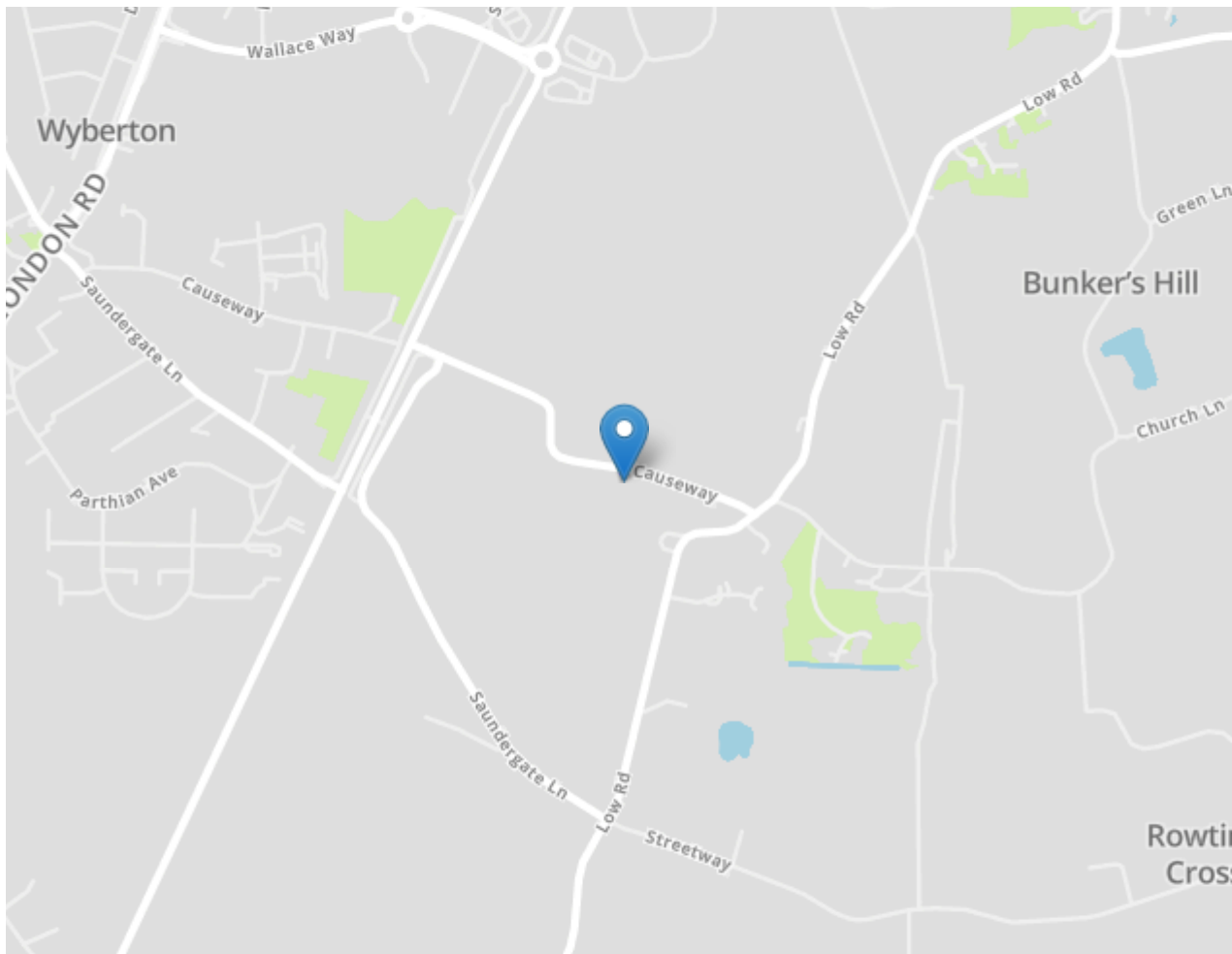
AGENT'S NOTES

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.

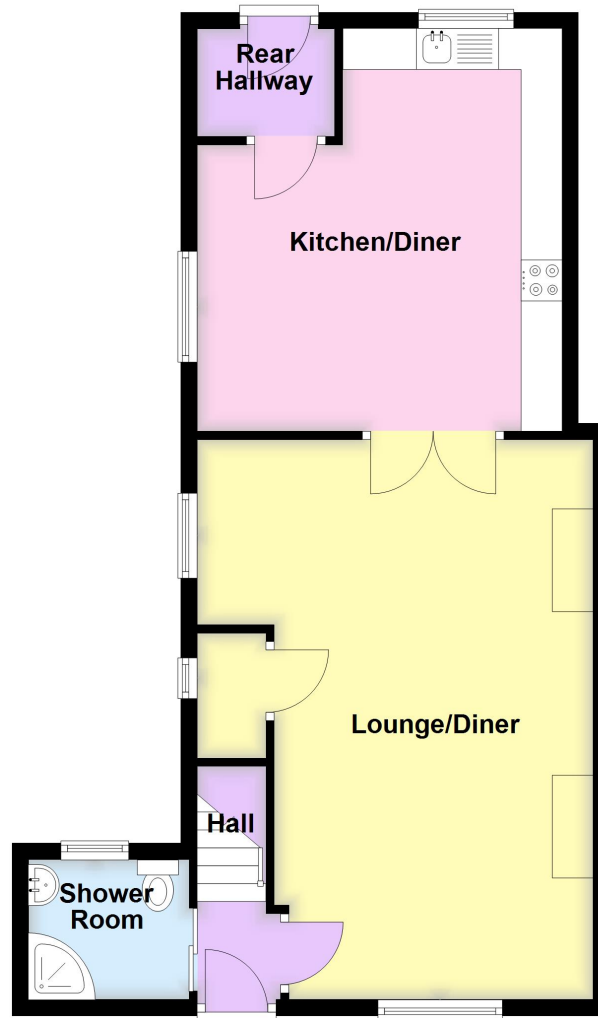
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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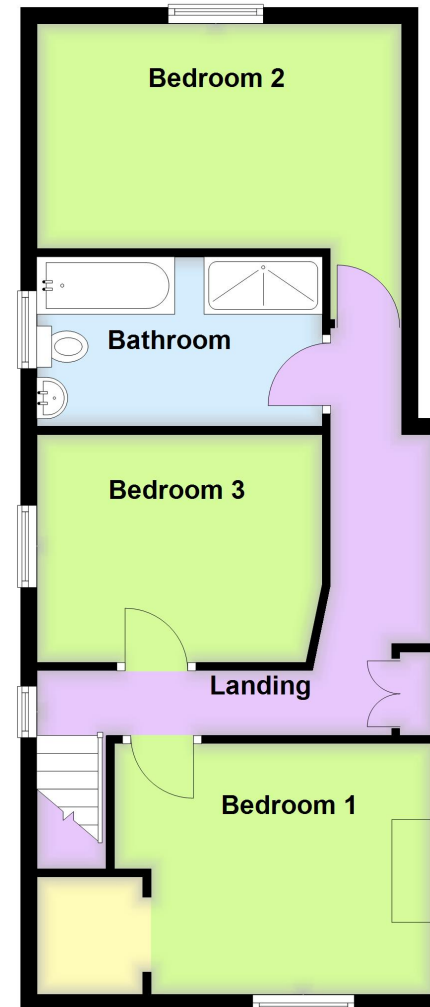
Ground Floor

Approx. 58.6 sq. metres (630.9 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



Total area: approx. 113.7 sq. metres (1224.2 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	72	83

EU Directive 2002/91/EC