



**£153,500**

72 Clarke Court, Wyberton, Boston, Lincolnshire PE21 7EF

**SHARMAN BURGESS**

**72 Clarke Court, Wyberton, Boston,  
Lincolnshire PE21 7EF  
£153,500 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed side panel, staircase rising to first floor landing, under stairs storage cupboard, tiled floor, radiator, coved cornice, ceiling light point, central heating thermostat.

**LOUNGE**

13' 2" (maximum measurement) x 10' 6" (maximum measurement) (4.01m x 3.20m)

Having window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, fireplace with fitted hearth and display surround and space for electric fire. Archway through to: -

A semi detached property with the benefit of a single garage and enclosed garden to the rear. The accommodation comprises an entrance hall, lounge, dining room, kitchen, three bedrooms to the first floor and a family bathroom. Further benefits include uPVC double glazing and gas central heating.



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### DINING ROOM

9' 6" x 8' 1" (2.90m x 2.46m)

Having patio door leading to rear garden, radiator, coved cornice, ceiling light point.

### KITCHEN

11' 6" (maximum measurement) x 9' 6" (maximum measurement) (3.51m x 2.90m)

Having tiled flooring matching that of the hallway, counter tops, inset stainless steel sink and drainer with mixer tap, base level storage units, matching eye level wall units, space for electric cooker with illuminated fume extractor above, plumbing for automatic washing machine, space for twin height fridge freezer, wall mounted Ideal gas central heating boiler, coved cornice, two ceiling light points, window to rear aspect, obscure glazed door leading to the exterior.

### FIRST FLOOR LANDING

Having window to side aspect, coved cornice, ceiling light point, access to roof space, central heating digital timer, airing cupboard housing the hot water cylinder and shelving within.

### BEDROOM ONE

11' 0" (maximum measurement) x 10' 8" (maximum measurement) (3.35m x 3.25m)

Having window to rear aspect, radiator, ceiling light point, built-in wardrobe with overhead storage locker.

### BEDROOM TWO

13' 6" (maximum measurement into entrance area) x 9' 8" (4.11m x 2.95m)

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



**SHARMAN  
BURGESS** Est 1996

### BEDROOM THREE

9' 2" (maximum measurement) x 6' 7" (maximum measurement including stair bulkhead) (2.79m x 2.01m)  
Having window to front aspect, radiator, ceiling light point.

### FAMILY BATHROOM

Having a three piece suite comprising bath with mixer tap, wall mounted shower attachment, fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, radiator, fully tiled walls, ceiling recessed lighting, extractor fan, obscure glazed window to side and rear aspects.

### EXTERIOR

Clarke Court benefits from large communal parking areas and the property is also served by a: -

### SINGLE GARAGE

Sited in a block garages and having up and over door, use of communal water tap.

To the rear of the property is a rear garden which is fully enclosed and predominantly laid to lawn, with hardstanding gravelled area and a timber shed to the rear right hand corner.

### AGENTS NOTE

Prospective purchasers should be aware that there is a payment of approximately £25 per calendar month made payable to Clarke Court Management for the maintenance and upkeep of unadopted roads, walkways and communal areas.

### SERVICES

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

### REFERENCE

26705389/29082023/MAC



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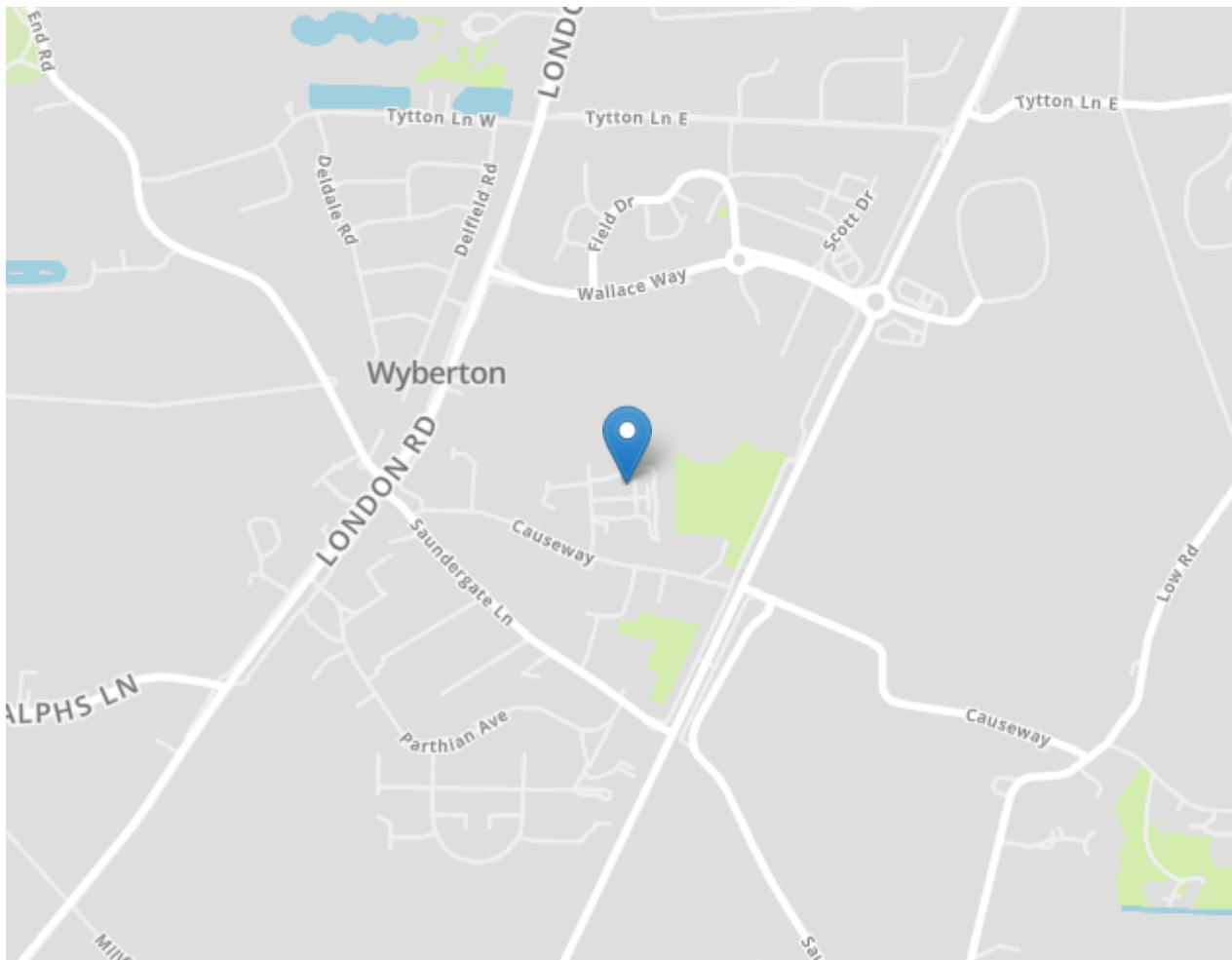
## AGENT'S NOTES

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.

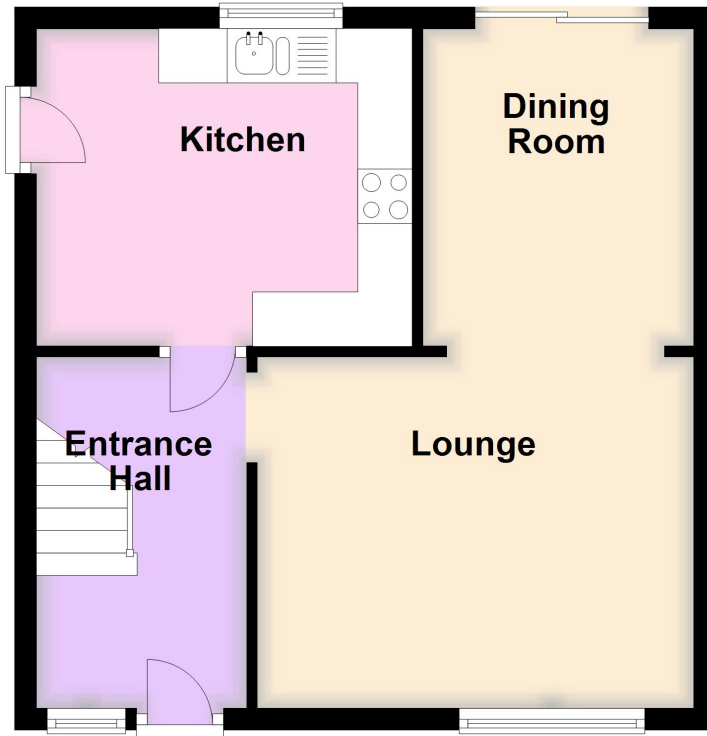
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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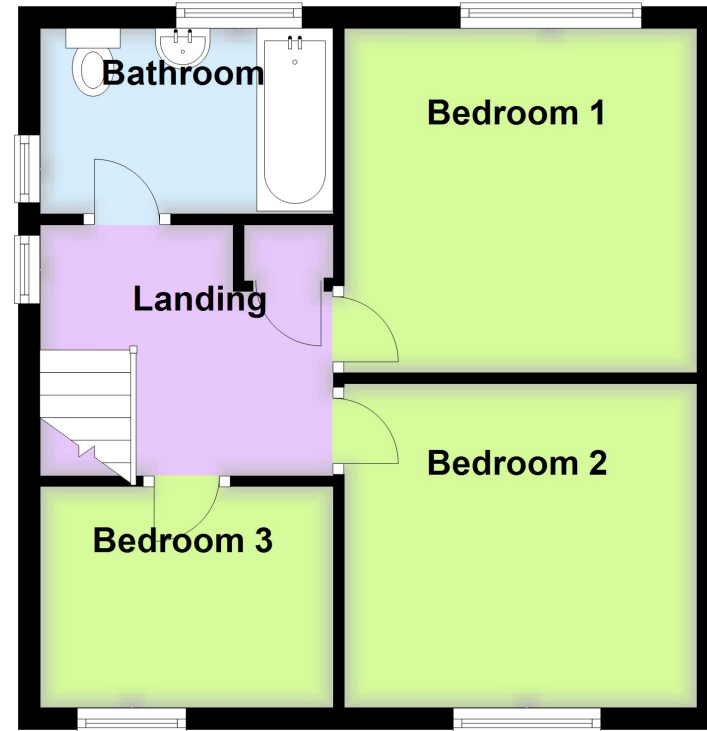
## Ground Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



## First Floor

Approx. 37.9 sq. metres (408.5 sq. feet)



Total area: approx. 75.7 sq. metres (814.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	73	
(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>			
England, Scotland & Wales			
EU Directive 2002/91/EC			