



**£229,950**

26 Lucan Close, Sibsey, Boston, Lincolnshire PE22 0SH

**SHARMAN BURGESS**



**26 Lucan Close, Sibsey, Boston, Lincolnshire  
PE22 0SH  
£229,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed windows to either side, coved cornice, two ceiling light points, telephone point, two radiators, built-in cloak cupboard with hanging coat hooks within, boiler cupboard housing the wall mounted Ideal gas central heating boiler within, linen cupboard with slatted linen shelving within, airing cupboard housing the hot water cylinder within.

A detached Fred Peck built bungalow situated in the popular village of Sibsey, being offered for sale with NO ONWARD CHAIN. Accommodation comprises a large entrance hall, lounge, kitchen diner, three double bedrooms and four piece family bathroom. Further benefits include gas central heating, uPVC double glazing (excluding garage personnel door), good sized driveway and generous rear garden.



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#### **LOUNGE**

11' 4" (maximum including chimney breast) x 17' 9" (maximum)  
(3.45m x 5.41m)

Having triple aspect windows, coved cornice, ceiling light point, radiator, TV aerial point, gas fire place with fitted hearth and display above.

#### **KITCHEN DINER**

17' 1" (maximum) x 9' 8" (5.21m x 2.95m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, spaces for standard height fridge and freezer, plumbing for automatic washing machine, electric cooker (to be included within the sale) with wall mounted Stoves illuminated fume extractor above, window to side aspect, radiator, coved cornice, two ceiling light points, sliding patio doors leading to the rear garden.

#### **BEDROOM ONE**

13' 7" (maximum) x 10' 9" (maximum) (4.14m x 3.28m)

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

#### **BEDROOM TWO**

9' 7" (including built-in wardrobe) x 10' 4" (2.92m x 3.15m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in bedroom furniture including double wardrobes with hanging rails within and overhead storage lockers.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM THREE

10' 1" x 9' 8" (3.07m x 2.95m)

Having window to side aspect, radiator, coved cornice, ceiling light point.

### FAMILY BATHROOM

Being fitted with a four piece suite comprising panelled bath with mixer tap, WC, pedestal wash hand basin, shower cubicle with wall mounted Mira mains fed shower set within, walls tiled to approximately half height, coved cornice, ceiling light point, obscure glazed window to rear aspect, radiator.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking and hardstanding as well as vehicular access to the garage. There is also a lawned front garden.

### SINGLE GARAGE

Having an electric up and over door, served by power and lighting, personnel door to the rear.

The good sized rear garden is initially laid to a gravelled area leading to the remainder which is predominantly laid to two sections of lawn, with paved pathway leading towards the rear. To the sides and at the very rear of the garden are flower and shrub borders. The garden is enclosed to the majority with fencing.

### AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

### SERVICES

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

### REFERENCE

22032024/27360937/WOO





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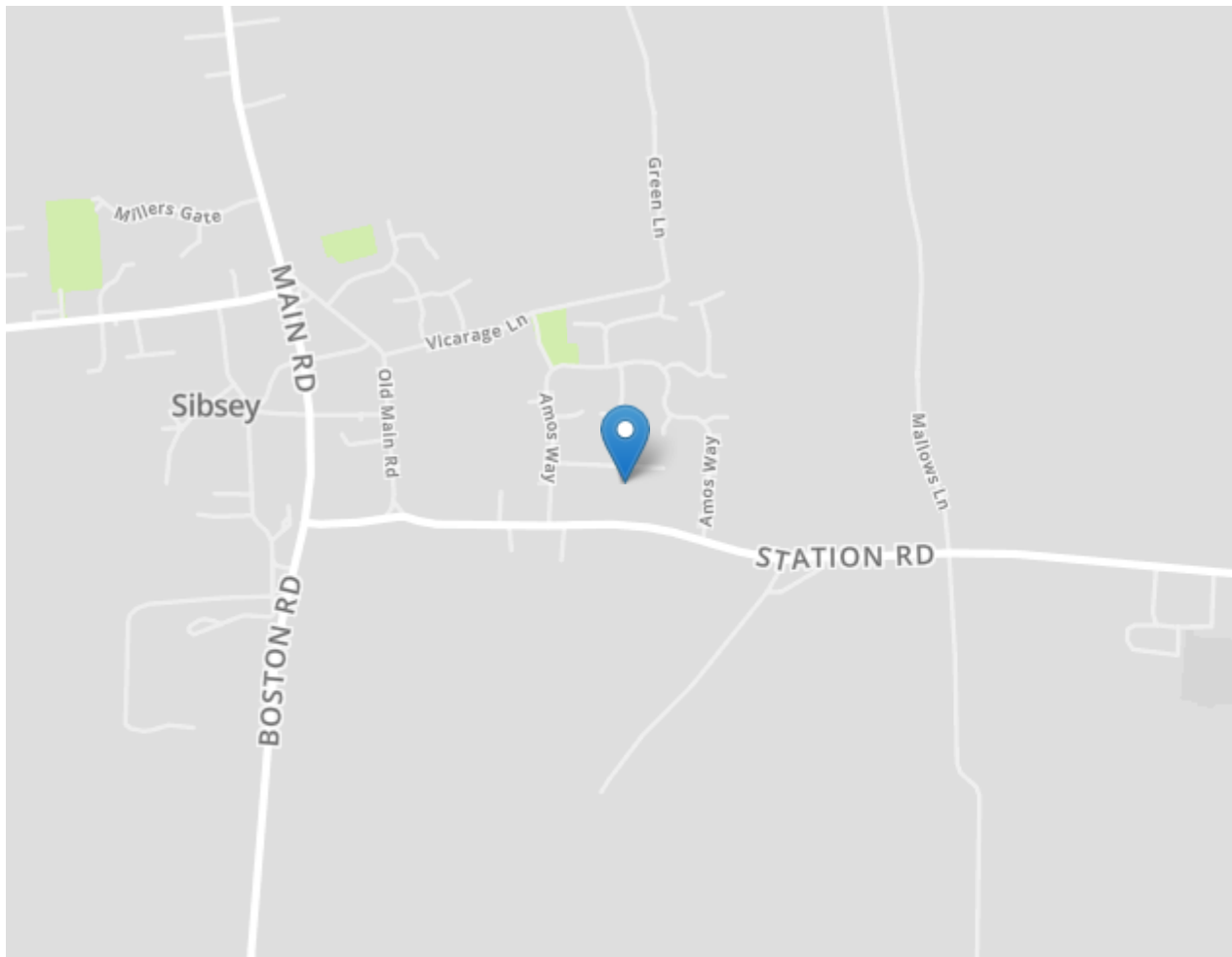
## AGENT'S NOTES

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.



**SHARMAN BURGESS**



**Ground Floor**  
Approx. 106.4 sq. metres (1145.8 sq. feet)



Total area: approx. 106.4 sq. metres (1145.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(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