



£159,950

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

SHARMAN BURGESS

**67 Clarke Court, Wyberton, Boston,
Lincolnshire PE21 7EF
£159,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door with obscure glazed window to side, staircase leading off, wall mounted electric fuse box, radiator, ceiling light point, telephone point.

GROUND FLOOR CLOAKROOM

5' 1" x 5' 2" (1.55m x 1.57m)

Being fitted with a two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, heated towel rail, ceiling light point, obscure glazed window to side elevation.



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LOUNGE

12' 5" x 12' 1" (3.78m x 3.68m)

Having window to front elevation, radiator, ceiling light point, TV aerial point, archway through to: -

DINING ROOM

8' 8" x 8' 1" (2.64m x 2.46m)

Having serving hatch through to kitchen, radiator, ceiling light point, sliding patio doors through to: -

CONSERVATORY

15' 11" x 7' 2" (4.85m x 2.18m)

Of brick and uPVC double glazed construction. Having three radiators, dual aspect windows, French doors leading to the garden.

KITCHEN

12' 3" x 8' 8" (3.73m x 2.64m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, four ring electric hob, plumbing for dishwasher, plumbing for washing machine, space for condensing tumble dryer, space for fridge freezer, wall mounted Worcester gas central heating boiler, ceiling light point, window to rear elevation.

OFFICE

7' 7" x 8' 9" (2.31m x 2.67m)

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

FIRST FLOOR LANDING

Having access to loft space, window to side elevation, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12'9" x 9'4" (3.89m x 2.84m)

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

BEDROOM TWO

12'9" x 8'7" (3.89m x 2.62m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobe with hanging rail and over head storage locker.

BEDROOM THREE

9'8" x 7'10" (2.95m x 2.39m)

Having window to front elevation, radiator, ceiling light point, over stairs storage cupboard.

BATHROOM

8'7" x 5'7" (2.62m x 1.70m)

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, push button WC, heated towel rail, fully tiled walls, ceiling light point, obscure glazed window to rear elevation, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

The property benefits from a lawned front garden with paved access leading to the front entrance door.

To the rear, the garden initially comprises a paved patio seating area, with the remainder being predominantly laid to lawn. The garden is enclosed by fencing and served by external power and lighting

SINGLE GARAGE

Situated within a block and having up and over door. The garage also benefits from the use of a communal cold water tap.

AGENT'S NOTE

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

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

10022025/28696414/RAN



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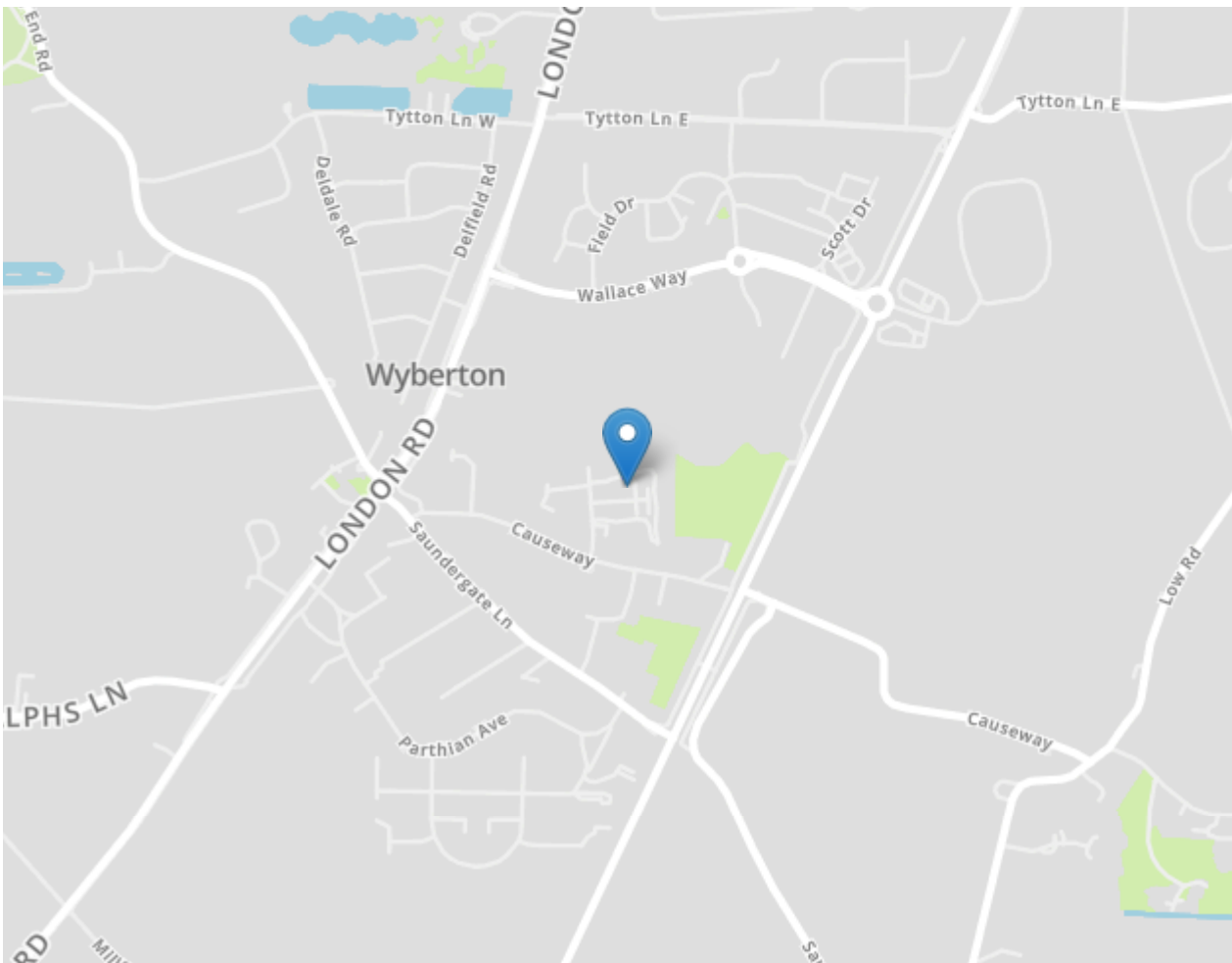
AGENT'S NOTES

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.

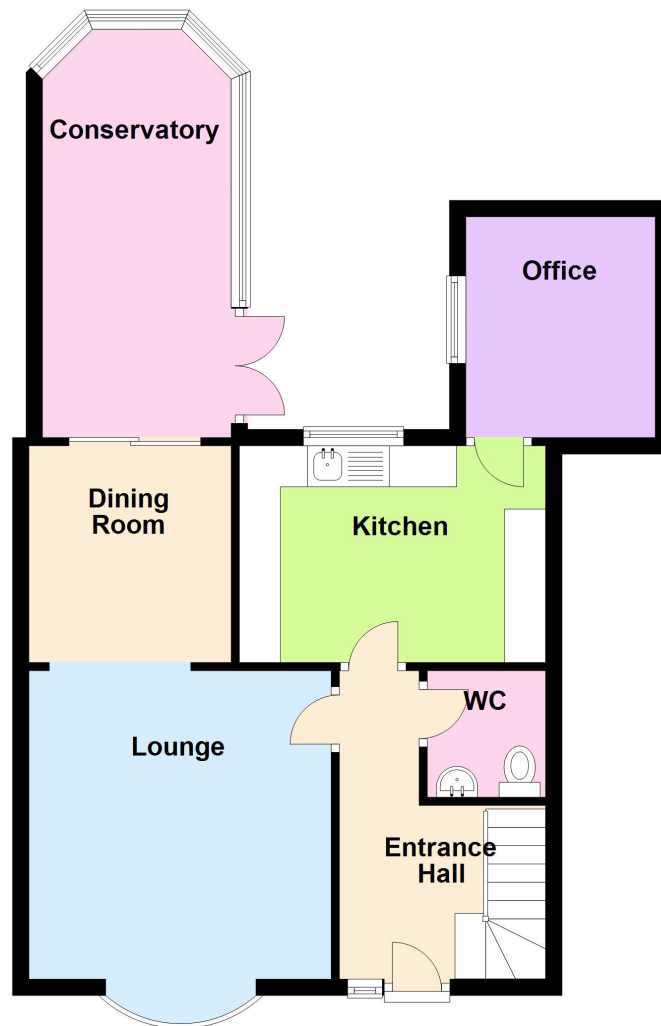
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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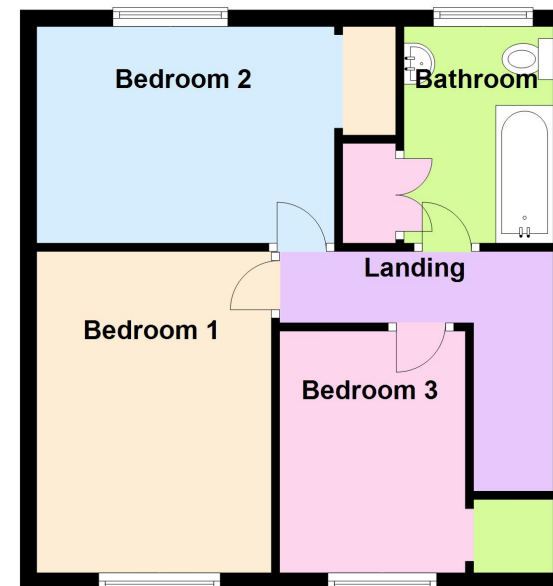
Ground Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 101.1 sq. metres (1087.9 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		