



£237,500

8 Laceys Lane, Leverton, Boston, Lincolnshire PE22 0BD

SHARMAN BURGESS

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£237,500 Freehold

ACCOMMODATION

ENTRANCE HALL

Having uPVC glazed front entrance door, wood design tiled floor, ceiling recessed spotlights, coved cornice, radiator, staircase leading off, under stairs storage cupboard.

An extended semi-detached property situated in the popular village of Leverton, close to local amenities and with bus routes into Boston. Accommodation comprises an entrance hall, lounge, separate dining room, large kitchen diner, garden room/office, ground floor shower room, four double bedrooms to the first floor and a family bathroom. Further benefits include extensive off road parking and a good sized rear garden.



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KITCHEN DINER

15' 10" x 15' 1" (4.83m x 4.60m)

Fitted with a wide range of wall and base level storage units, areas of work surface, inset composite one and a half bowl sink and drainer with mixer tap, space for dishwasher, integrated electric hob with stainless steel extractor above, double oven, partly tiled walls, built-in wine rack, base unit with bin storage, central island with deep pan drawers and breakfast bar, space for American style fridge freezer, wood design tiled floor, ceiling recessed spotlights, radiator, double glazed window to rear elevation, door to utility room, door to: -

LOUNGE

10' 8" x 15' 2" (maximum) (3.25m x 4.62m)

Having double glazed bay window to front elevation, radiator, TV aerial point, coved cornice, ceiling light point with ornamental ceiling rose, electric fireplace with marble surround and hearth.

UTILITY ROOM

9' 1" x 5' 11" (2.77m x 1.80m)

Having fitted larder units, work surface, space and plumbing for automatic washing machine, space for condensing tumble dryer, partly tiled wall, double glazed window, uPVC side entrance door, wood design tiled floor.

GROUND FLOOR SHOWER ROOM

Being fitted with a double shower cubicle with wall mounted shower within, low level WC, pedestal wash hand basin, tiling to walls, tiled floor.

DINING ROOM

13' 5" x 8' 2" (4.09m x 2.49m)

Having double glazed window to front elevation, radiator, wood laminate flooring, wall light point, door to: -



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GARDEN ROOM/OFFICE

13' 4" x 8' 3" (4.06m x 2.51m)

Having double glazed patio doors leading to the rear garden, radiator, TV aerial point, wood laminate flooring, wall light points.

FIRST FLOOR LANDING

With staircase rising from entrance hall, doors to all bedrooms and family bathroom.

BEDROOM ONE

11' 11" x 10' 5" (3.63m x 3.17m)

Having double glazed window to rear elevation, radiator, built-in double wardrobe, further good sized built-in wardrobe.

BEDROOM TWO

11' 11" x 10' 1" (3.63m x 3.07m)

Having double glazed window to rear elevation, radiator, TV aerial point, coved cornice.

BEDROOM THREE

11' 6" x 11' 8" (maximum including over stairs storage cupboard) (3.51m x 3.56m)

Having double glazed window to front elevation, radiator, picture rail, TV aerial point.

BEDROOM FOUR

11' 5" x 10' 0" (3.48m x 3.05m)

Having double glazed window to front elevation, radiator, ornamental original fireplace.

BATHROOM

Having some restricted head height and being fitted with a three piece suite comprising a corner style bath with mixer tap, pedestal wash hand basin, low level WC, mermaid board splashbacks, radiator, tiled floor, storage to eaves, extractor fan, double glazed window to side elevation.

EXTERIOR

To the front, a large gravelled driveway provides extensive off road parking for multiple vehicles. Side access leads to the rear.

REAR GARDEN

Having a good sized rear garden with paved patio seating area and pathway leading to the rear of the garden, as well as a raised decked seating area with covered pergola, large area of lawn and shrub and bush borders. To the far rear of the garden is a low level timber fence with hand gate providing access to two timber storage sheds, one of which is served by power and lighting. The garden is fully enclosed by timber fencing and houses the oil fired central heating boiler and a brick built barbecue.

SERVICES

Mains electricity, water and drainage are connected. The property is served by oil central heating.

REFERENCE

20012026/29856947/RIG



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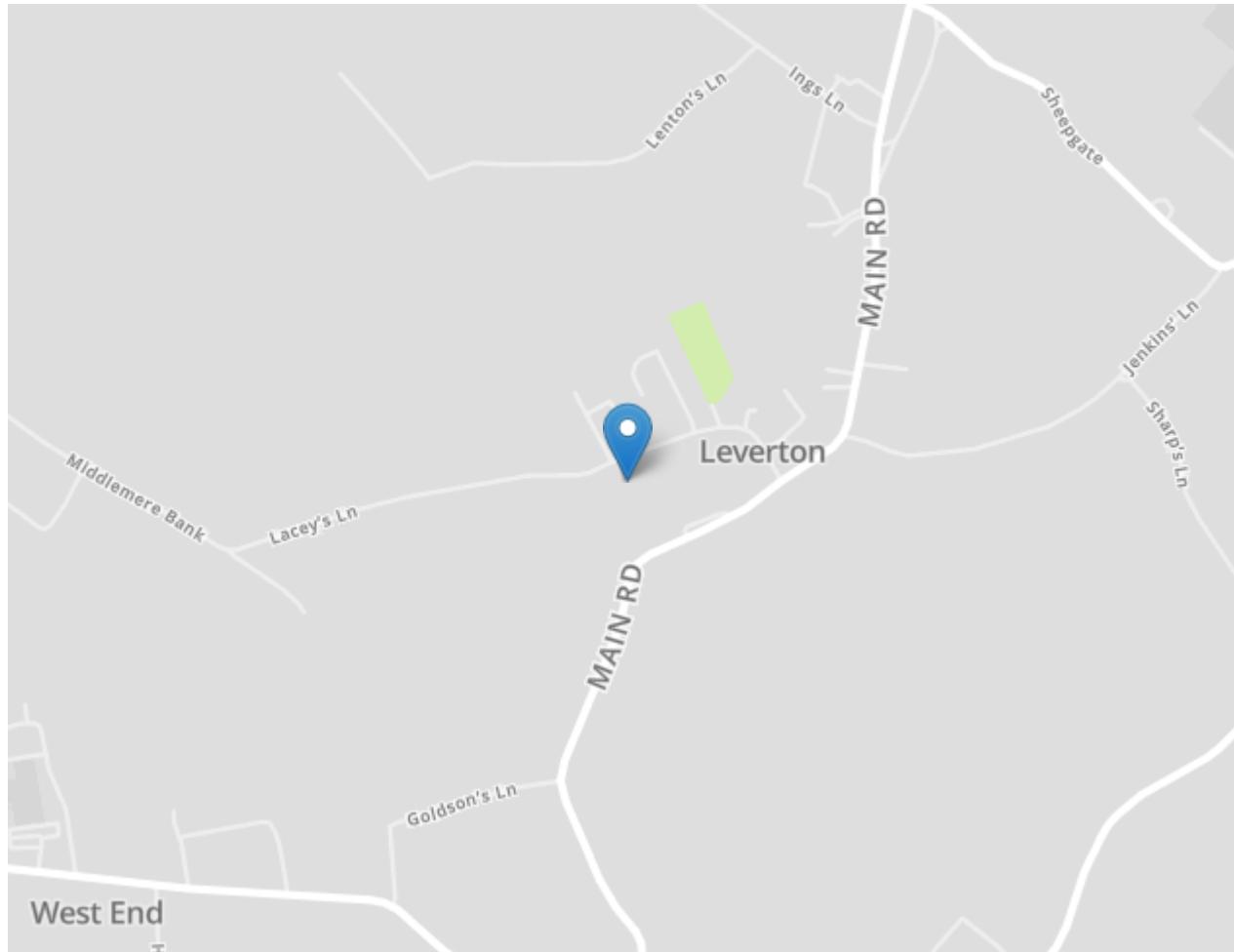
AGENT'S NOTES

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.

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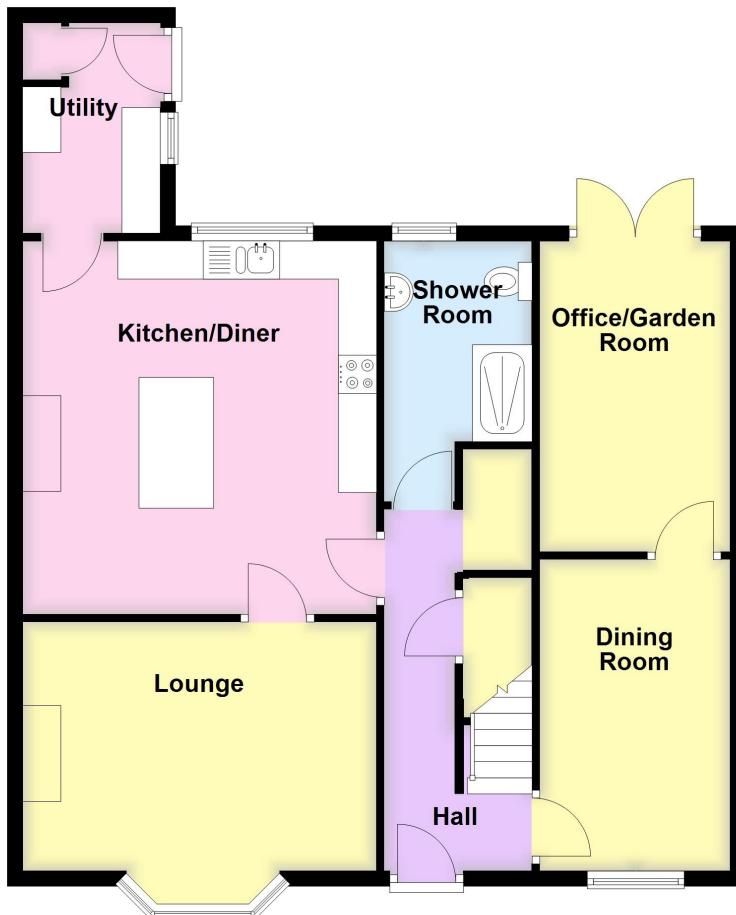
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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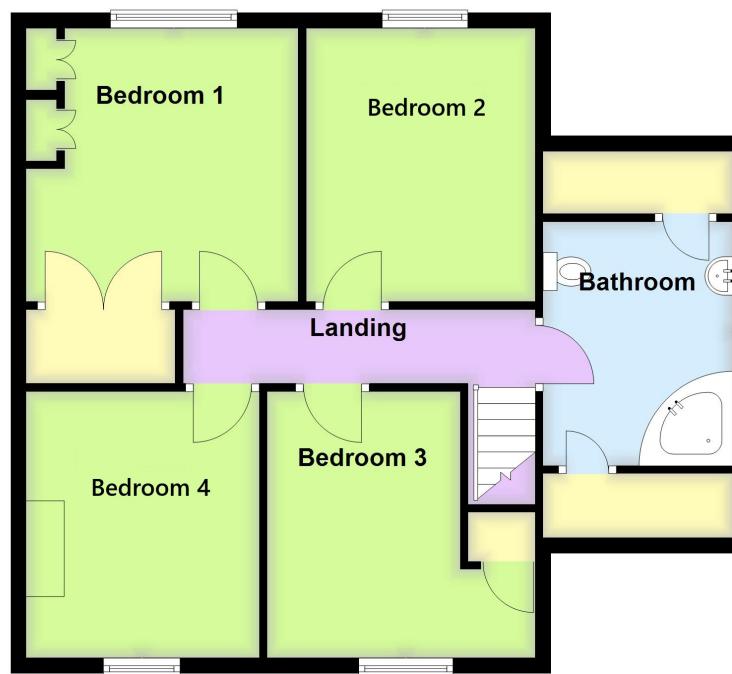
Ground Floor

Approx. 81.4 sq. metres (876.6 sq. feet)



First Floor

Approx. 67.8 sq. metres (730.3 sq. feet)



Total area: approx. 149.3 sq. metres (1606.8 sq. feet)

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t: 01205 361161

e: sales@sharmanburgess.com

www.sharmanburgess.co.uk

