



£257,500

3, Collingwood Crescent, Wyberton, Boston PE21 7BH

SHARMAN BURGESS

**3, Collingwood Crescent, Wyberton, Boston
PE21 7BH
£257,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed window to the side, radiator with cover, coved cornice, ceiling light point, electric fuse box, staircase leading off, under stairs storage cupboard.

LOUNGE

13'4" (maximum) x 11'9" (4.06m x 3.58m)

Having window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point, ornamental fireplace with display mantle and surround, archway through to:-



SHARMAN BURGESS



DINING ROOM

10' 3" x 9' 0" (3.12m x 2.74m)

Having sliding patio doors leading to the rear garden, radiator, coved cornice, ceiling light point.

KITCHEN

10' 1" x 10' 4" (3.07m x 3.15m)

Having a modern fitted kitchen comprising counter tops with inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, space for twin height fridge freezer, further integrated fridge, space for range cooker with wall mounted stainless steel fume extractor above, low light kickboard lighting, ceiling recessed lighting, window to rear elevation.

REAR ENTRANCE UTILITY

15' 5" (maximum into entrance area) x 7' 8" (4.70m x 2.34m)

Having counter top with space for standard height fridge or freezer beneath, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted shelving, ceiling recessed lighting, window to rear elevation, obscure glazed entrance door, wall mounted Worcester gas central heating boiler, radiator with cover, door to: -

GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted electric shower and tiling within and fitted shower screen, pedestal wash hand basin with mixer tap and tiled splashback, push button WC, heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed window to side elevation.

GROUND FLOOR BEDROOM FOUR/ADDITIONAL RECEPTION ROOM

16' 5" x 8' 1" (5.00m x 2.46m)

Having dual aspect windows, radiator, ceiling light point.



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FIRST FLOOR LANDING

Having window to side elevation, access to loft space, coved cornice, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

13'6" (maximum into entrance area) x 13'2" (maximum into recess) (4.11m x 4.01m)

Having window to front elevation, radiator, coved cornice, ceiling light point, dado rail.

BEDROOM TWO

13'7" (maximum into entrance area) x 8'9" (maximum) (4.14m x 2.67m)

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

BEDROOM THREE

8'8" (maximum including stair bulkhead) x 9'0" (2.64m x 2.74m)

Currently used as a dressing room. Having window to side elevation, radiator, dado rail, coved cornice, ceiling light point, fitted built-in wardrobe.

FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, P shaped bath with mixer tap with hand held shower attachment, extended tiled splashbacks, dual aspect obscure glazed windows, radiator, ceiling light point.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking. The front garden is laid to lawn.

REAR GARDEN

Being initially laid to a paved patio seating area, leading to the remainder which is laid to lawn with further paved seating area to the immediate front of the:-

DETACHED GARDEN BAR

12'7" (internal measurement) x 11'3" (internal measurement) (3.84m x 3.43m)

Of timber construction, served by power and lighting. In the Agents opinion, this particular outbuilding would lend itself to a variety of uses including a home office, studio or gym.

To the rear left hand corner of the garden is a timber garden shed, which is to be included in the sale. The garden is enclosed by a mixture of fencing and hedging.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

11112025/29679726/MER



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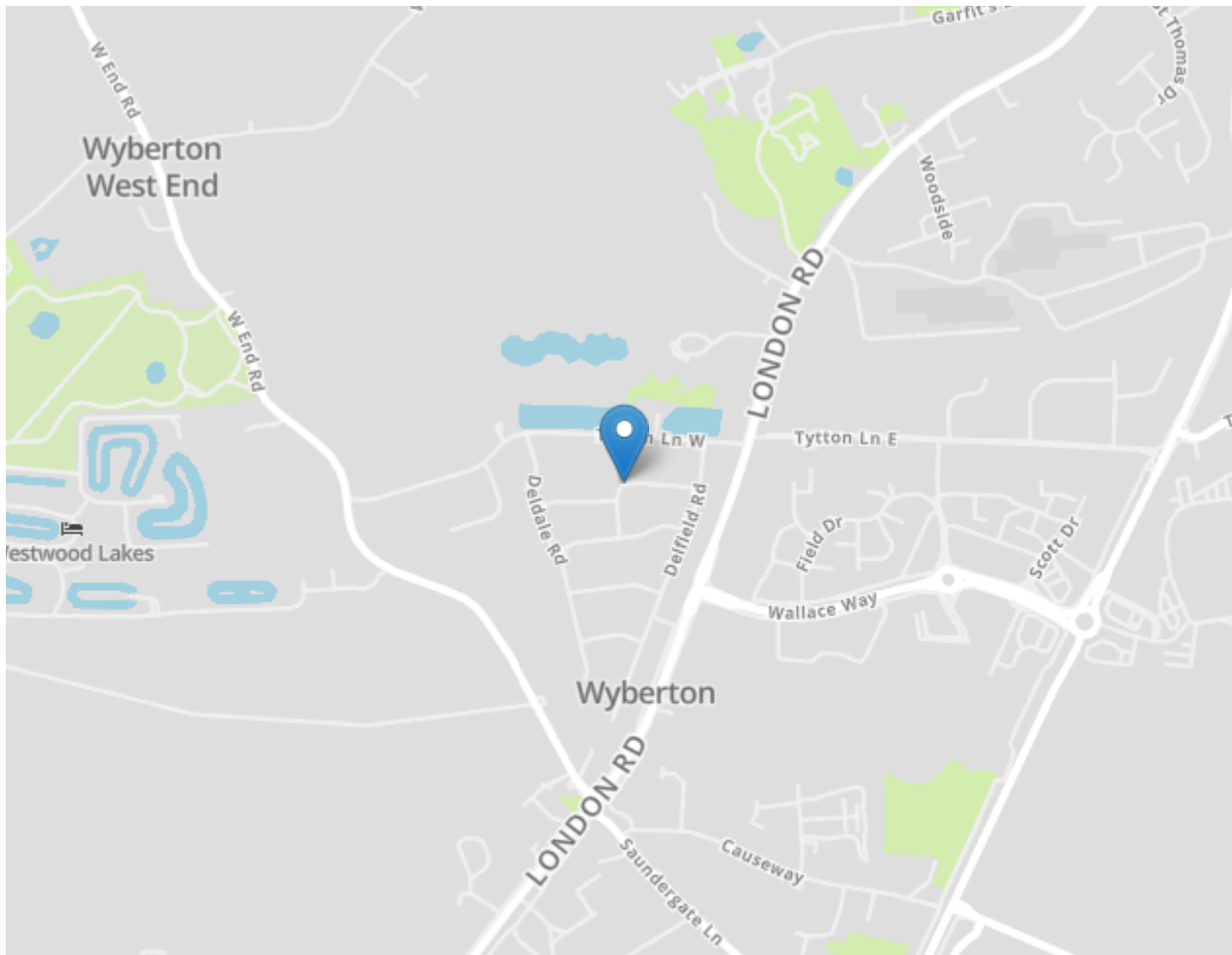
AGENT'S NOTES

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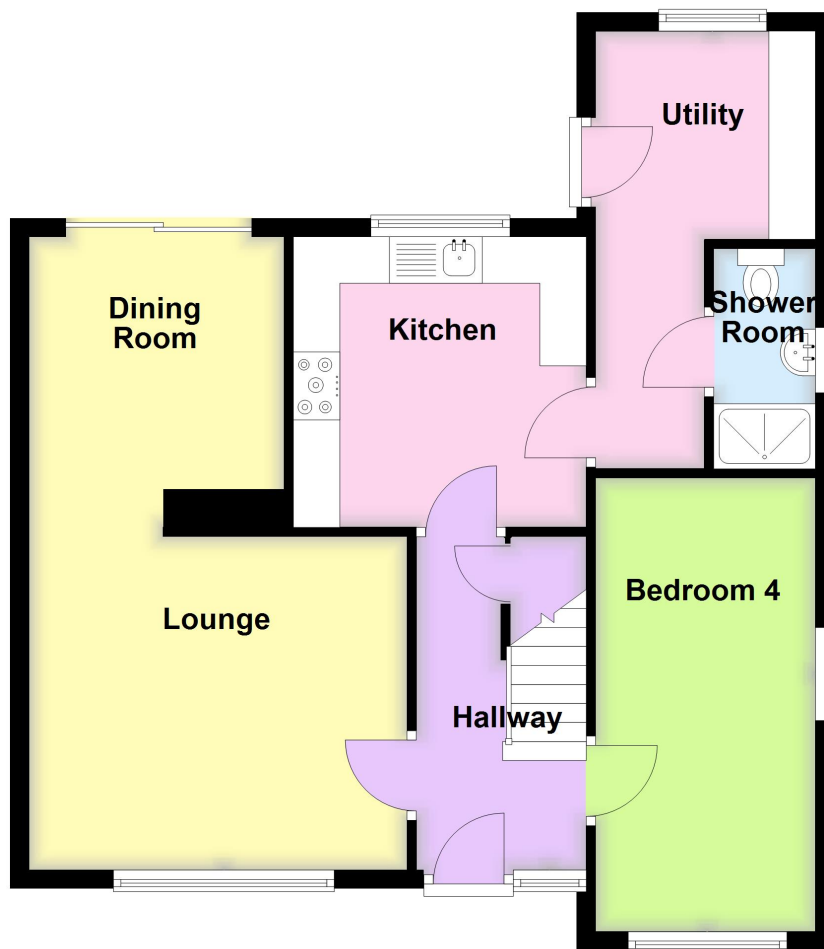
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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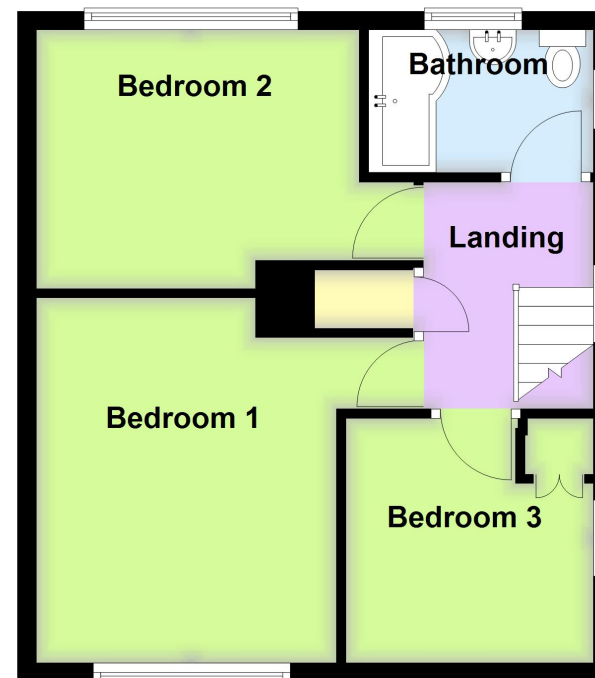
Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



Total area: approx. 105.1 sq. metres (1131.2 sq. feet)

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