



£52,500

3 Page Close, Sibsey, Boston, Lincolnshire PE22 0UB

SHARMAN BURGESS

**3 Page Close, Sibsey, Boston, Lincolnshire
PE22 0UB
£52,500 Leasehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, ceiling light point.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with tiled splashbacks, push button WC, radiator, obscure glazed window, ceiling light point.

LOUNGE DINER

14' 3" (maximum) x 14' 1" (maximum) (4.34m x 4.29m)
Having two windows to rear aspect, two radiators, two ceiling light points, under stairs storage cupboard, TV aerial point.

A larger than average end of terrace SHARED OWNERSHIP Leasehold property with refitted kitchen and generous sized garden to the rear. Accommodation comprises an entrance hall, ground floor cloakroom, refitted modern kitchen and combination gas central heating boiler, well presented lounge diner, two bedrooms and a family bathroom. Further benefits include two allocated parking space and uPVC double glazing. The property is available to purchase on a 35% SHARED OWNERSHIP basis.



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KITCHEN

14' 5" x 7' 6" (4.39m x 2.29m)

Having been fully refitted and comprising counter tops with matching upstands, inset sink with mixer tap, base level storage units, drawer units and additional wall units, plumbing for automatic washing machine, integrated dishwasher, integrated oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, integrated fridge and freezer, refitted wall mounted Worcester combination gas central heating boiler, two ceiling light points, radiator, window to rear aspect, door to rear garden.

FIRST FLOOR LANDING

Having access to roof space, radiator, ceiling light point, built-in over stairs storage cupboard.

BEDROOM ONE

14' 2" (maximum) x 13' 7" (maximum) (4.32m x 4.14m)

Having two windows to rear aspect, two radiators, two ceiling light points.

BEDROOM TWO

15' 2" (maximum) x 7' 6" (4.62m x 2.29m)

Having window to rear aspect, radiator, two ceiling light points.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted electric shower above and fitted shower screen, push button WC, pedestal wash hand basin, tiled splashbacks, radiator, electric shaver point, extractor fan, ceiling light point, obscure glazed window to front aspect.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property benefits from two allocated parking spaces. The property benefits from a larger than average rear garden which is predominantly laid to lawn, with flower and shrub borders. The garden houses a timber garden shed, is fully enclosed by fencing and served by an outside light.

AGENTS NOTE

The property is to be purchased on a 35% shared ownership with Platform Homes owning the remaining 65%. The rent payable for the remaining share is £239.31 per calendar month. There is also a service charge of £46.23 per calendar month resulting in a total payment of £285.54 per calendar month. Prospective purchasers should be aware that there will be an application process to complete with Platform Homes and it is understood that purchasers with a local connection to the area will be prioritised.

The Local Connection means a Qualifying Person satisfying one or more of the following criteria for the first 12 weeks of marketing: -

Priority Criteria: Sibsey (5 Years or more):-

- 1) was born in the village of Sibsey and lived there for 5 years or more; or
- 2) has permanently resided for 5 years or more in the village of Sibsey; or iii) used permanently to live in the village of Sibsey for 5 years or more but has been forced to move away because of lack of affordable housing; or
- 3) has been permanently employed in the village of Sinsey for 5 years or more.

SERVICES

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

REFERENCE

12042024/27542506/SHA



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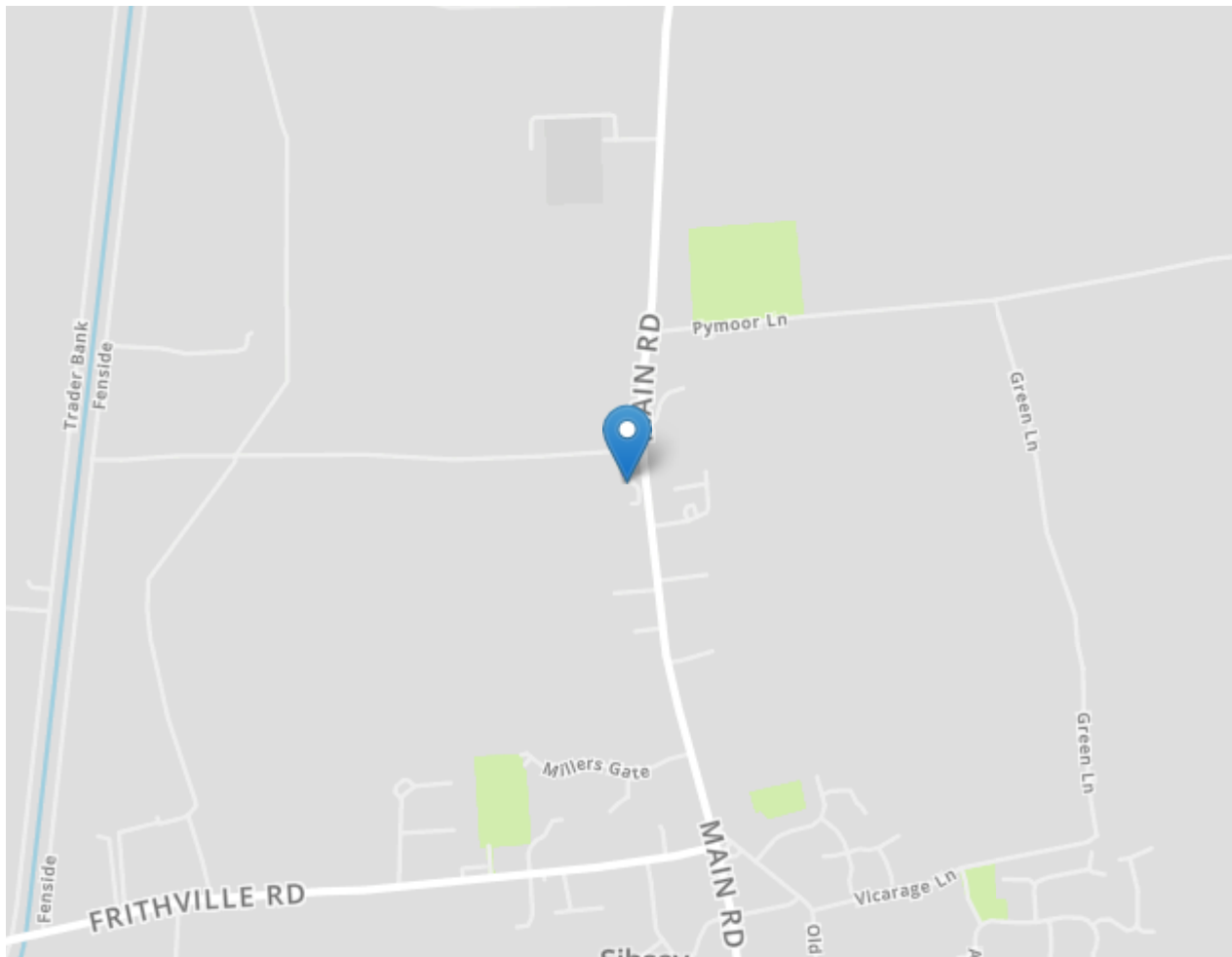
AGENT'S NOTES

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.

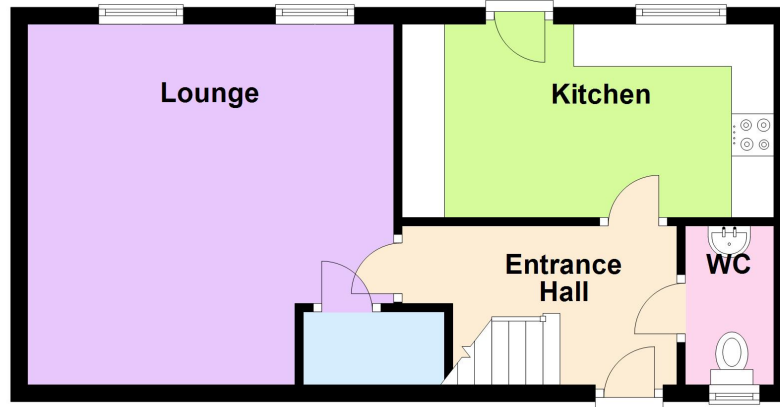
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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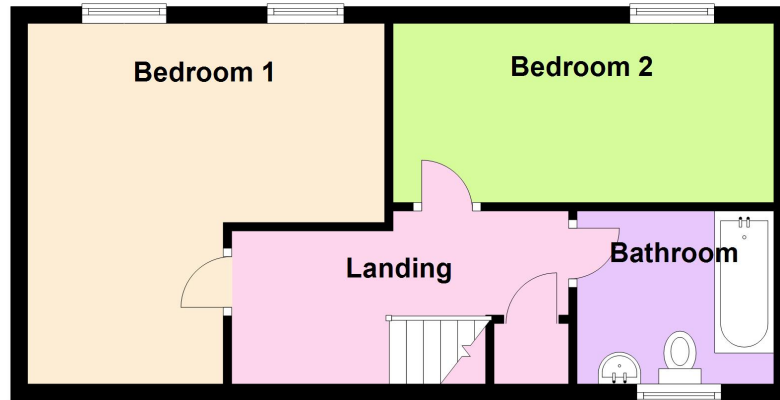
Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	