



£277,500

14 Thorlby Haven, Bicker, Boston PE20 3DD

SHARMAN BURGESS

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£277,500 Freehold

ACCOMMODATION

ENTRANCE HALL

12' 8" (maximum measurement into recess and including staircase) x 7' 8" (maximum measurement)(3.86m x 2.34m)

With partially obscure glazed front entrance door, staircase rising to first floor landing, radiator, coved cornice, ceiling light point.

LOUNGE

14' 6" x 11' 9" (4.42m x 3.58m)

Having window to front aspect, radiator, coved cornice, ceiling light point, additional wall light points, fireplace with fitted hearth and display surround and living flame coal effect gas fire, TV aerial point, wiring for satellite TV, double doors through to: -

A large three bedroomed detached house situated on a corner plot in the sought after village of Bicker. The accommodation comprises an entrance hall, lounge, conservatory, open plan kitchen diner, utility room and ground floor cloakroom. To the first floor are three double bedrooms, family bathroom and en-suite to bedroom one. Further benefits include a driveway and garage, gas central heating and enclosed rear garden.



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CONSERVATORY

10' 7" (maximum measurement) x 11' 8" (maximum measurement)
(3.23m x 3.56m)

Of brick and uPVC double glazed construction with polycarbonate roof. With ceiling light point, French doors leading to the garden.

KITCHEN DINER

19' 2" (maximum measurement) x 12' 9" (maximum measurement)
(5.84m x 3.89m)

Having counter tops with inset ceramic sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, space for range with glass splashback and illuminated fume extractor above, integrated dishwasher, return work surface with storage beneath providing breakfast bar, dual aspect windows, radiator, coved cornice, ceiling recessed lighting, additional wall light point to dining area.

UTILITY ROOM

11' 6" (maximum measurement) x 6' 0" (maximum measurement) (3.51m x 1.83m)

Having counter tops, wall mounted storage cupboard, plumbing for automatic washing machine, space for condensing tumble dryer, radiator, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed door leading to the exterior.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising pedestal wash hand basin, WC, heated towel rail, coved cornice, ceiling recessed lighting, obscure glazed window.

FIRST FLOOR LANDING

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



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

15' 0" (maximum measurement) x 11' 9" (maximum measurement) (4.57m x 3.58m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, airing cupboard with hot water cylinder, door to: -

EN-SUITE SHOWER ROOM

Having a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower, obscure glazed window, tiled floor, fully tiled walls, coved cornice, ceiling light point, extractor fan.

BEDROOM TWO

9' 9" x 9' 8" (2.97m x 2.95m)

Having dual aspect windows, radiator, coved cornice, ceiling light point.

BEDROOM THREE

9' 9" x 9' 0" (2.97m x 2.74m)

Having window, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

Having a three piece suite comprising bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, push button WC, tiled floor, fully tiled walls, heated towel rail, extractor fan, electric shaver point, coved cornice, ceiling light point, obscure glazed window.

EXTERIOR

The property is situated on a corner plot, with front garden and additional gardens to the side, with sections of shrub borders and low level hedging. Vehicular access is via a gravelled driveway which provides off road parking and access to the single garage. The rear garden comprises a paved patio seating area with further feature circular block paved seating area. The garden has sections of lawn with flower and shrub borders. The garden is enclosed by a mixture of wall and fencing and served by outside tap, power and lighting.

SINGLE GARAGE

17' 3" (maximum measurement) x 8' 8" (maximum measurement) (5.26m x 2.64m)

Having wall mounted Baxi gas central heating boiler, served by cold water tap, power and lighting.

SERVICES

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

REFERENCE

24712432/14072023/GRA



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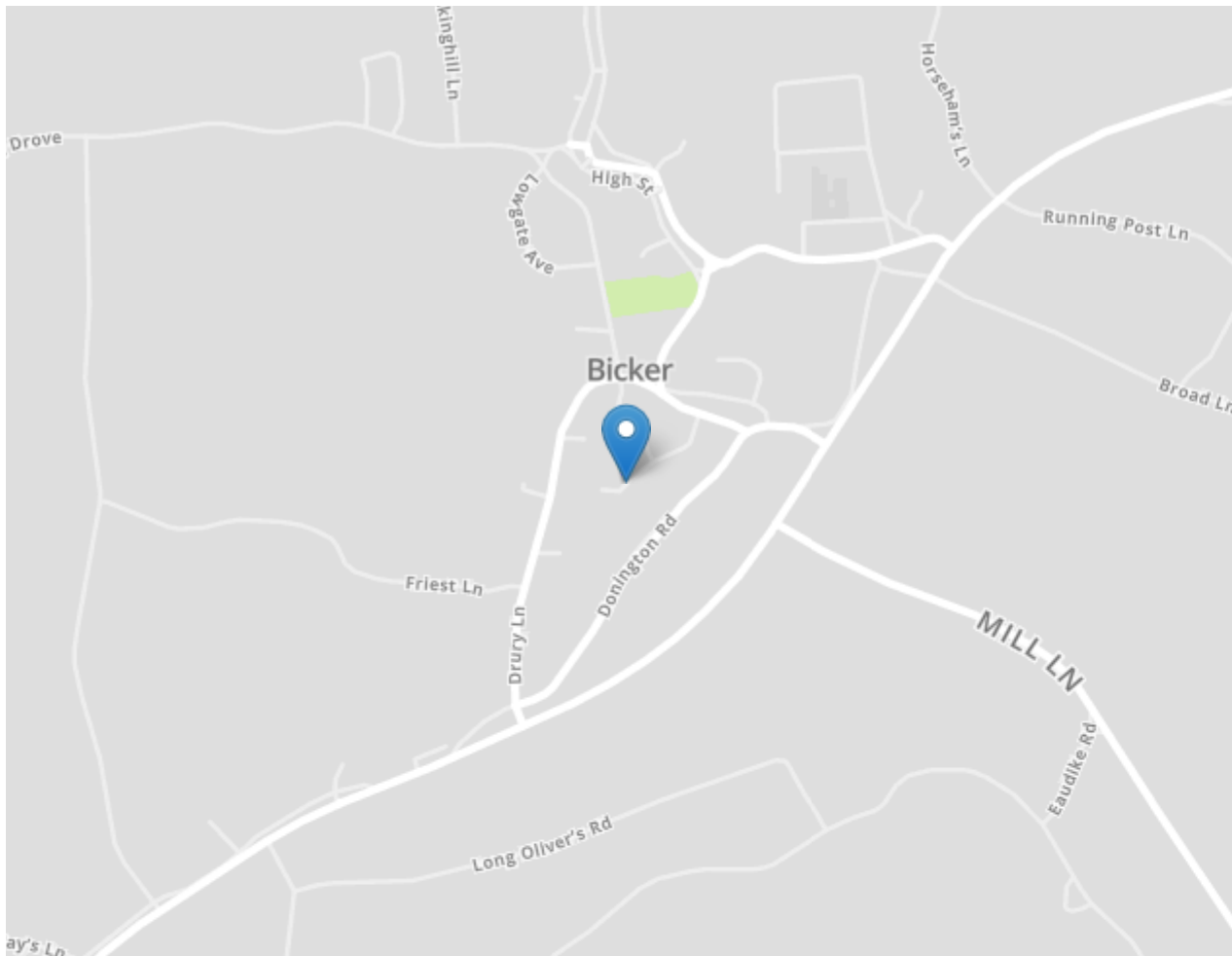
AGENT'S NOTES

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.

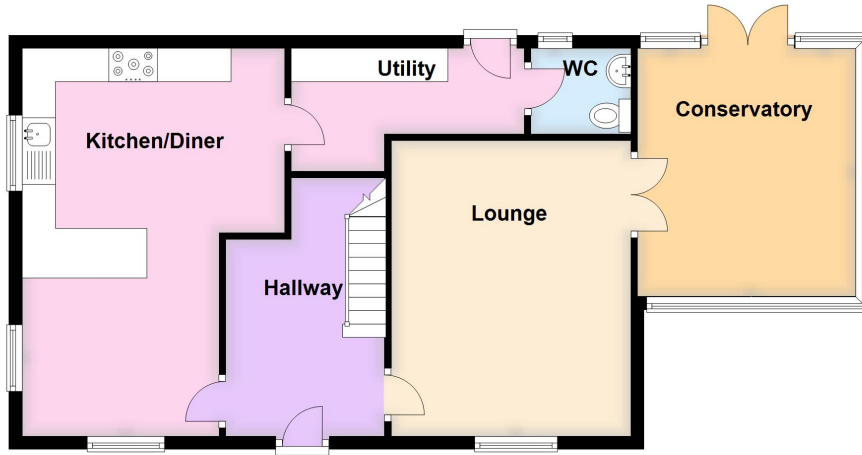
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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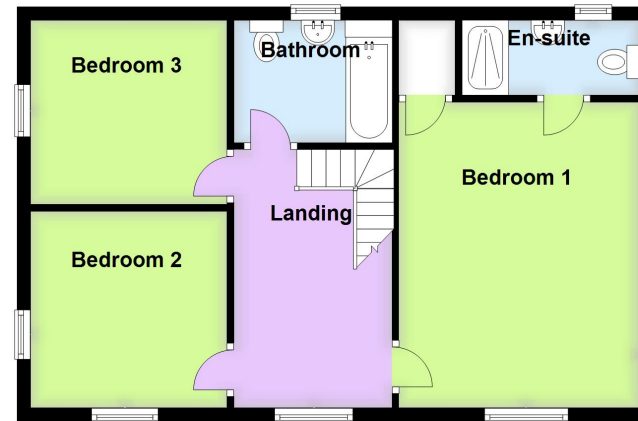
Ground Floor

Approx. 65.9 sq. metres (709.4 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.6 sq. feet)



Total area: approx. 119.2 sq. metres (1282.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	