



£192,000

4 Council Houses, Main Road, Wigtoft, Boston, Lincolnshire PE20 2PA

SHARMAN BURGESS

**4 Council Houses, Main Road, Wigtoft,
Boston, Lincolnshire PE20 2PA
£192,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

With partially obscure glazed front entrance door, staircase leading off, coved cornice, ceiling light point.

LOUNGE

14' 5" (maximum) x 12' 4" (including chimney breast but excluding recess) (4.39m x 3.76m)

Having wood effect laminate flooring, window to front aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose, three TV aerial points, fitted log burner with tiled hearth and display surround, glazed double doors through to: -

An extended semi-detached property situated in a non-estate location with views over farmland to the rear. The well presented accommodation comprises an entrance lobby, lounge with log burner, dining room, kitchen extension to the rear providing a light and airy kitchen space, there is a four piece bathroom to the ground floor and to the first floor are three bedrooms. Further benefits include driveway providing off road parking, oil central heating, uPVC double glazing. Being offered for sale with NO ONWARD CHAIN.



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DINING ROOM

12' 0" (maximum into entrance area) x 9' 9" (3.66m x 2.97m)
Having wood effect laminate flooring, radiator, coved cornice, ceiling light point with ornamental rose, additional recessed lighting above the doorway leading through to: -

KITCHEN

12' 8" x 9' 2" (3.86m x 2.79m)
Having a modern fitted kitchen comprising roll edge work surfaces with matching upstands, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, integrated waist height double oven and grill, four ring induction hob with stainless steel illuminated fume extractor above, space for standard height fridge or freezer, integrated freezer, dual aspect windows, obscure glazed entrance door, radiator, tiled floor, coved cornice, ceiling recessed lighting, polycarbonate sky light, glazed double doors from dining room.

GROUND FLOOR BATHROOM

Being fitted with a four piece suite comprising tiled panelled bath with mixer tap and wall mounted mains fed shower with hand held shower attachment above and concertina shower screen, bidet, push button Wc, wash hand basin with mixer tap, tiled floor, majority walls tiled to approximately half height, two radiators, coved cornice, ceiling recessed lighting, additional ceiling light point, extractor fan, three windows, under stairs storage cupboard with shelving and plumbing for automatic washing machine.



FIRST FLOOR LANDING

With window to side aspect, coved cornice, ceiling recessed lighting.

**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

10' 7" (maximum into entrance area) x 15' 2" (maximum into recess but taken to built-in wardrobes) (3.23m x 4.62m)

With two windows to front aspect, radiator, picture rail, coved cornice, ceiling light point, additional recessed light, built-in wardrobes to the majority of one wall with recessed lighting above, mirrored sliding doors and hanging rails and shelving within, door to: -

JACK AND JILL EN-SUITE CLOAKROOM

Being fitted with a two piece suite comprising WC and pedestal wash hand basin, walls tiled to approximately half height, coved cornice, ceiling recessed lighting.

BEDROOM TWO

13' 8" x 8' 5" (4.17m x 2.57m)

With window to rear aspect, radiator, picture rail, coved cornice, ceiling light point, built-in linen cupboard with slatted linen shelving within.

BEDROOM THREE

10' 5" (maximum) x 8' 0" (maximum) (3.17m x 2.44m)

With picture rail, coved cornice, ceiling light point, radiator.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking and leads to a lean-to timber garage. There is a good sized lawned front garden.

The rear garden benefits from an approximate southerly facing aspect and initially comprises a raised decked seating area, leading to the remainder which is predominantly laid to lawn. The garden is enclosed by fencing and houses a timber garden shed situated towards the rear right hand corner, the oil tank and the external oil central heating boiler.

SERVICES

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

REFERENCE

03062024/27463654/LIV



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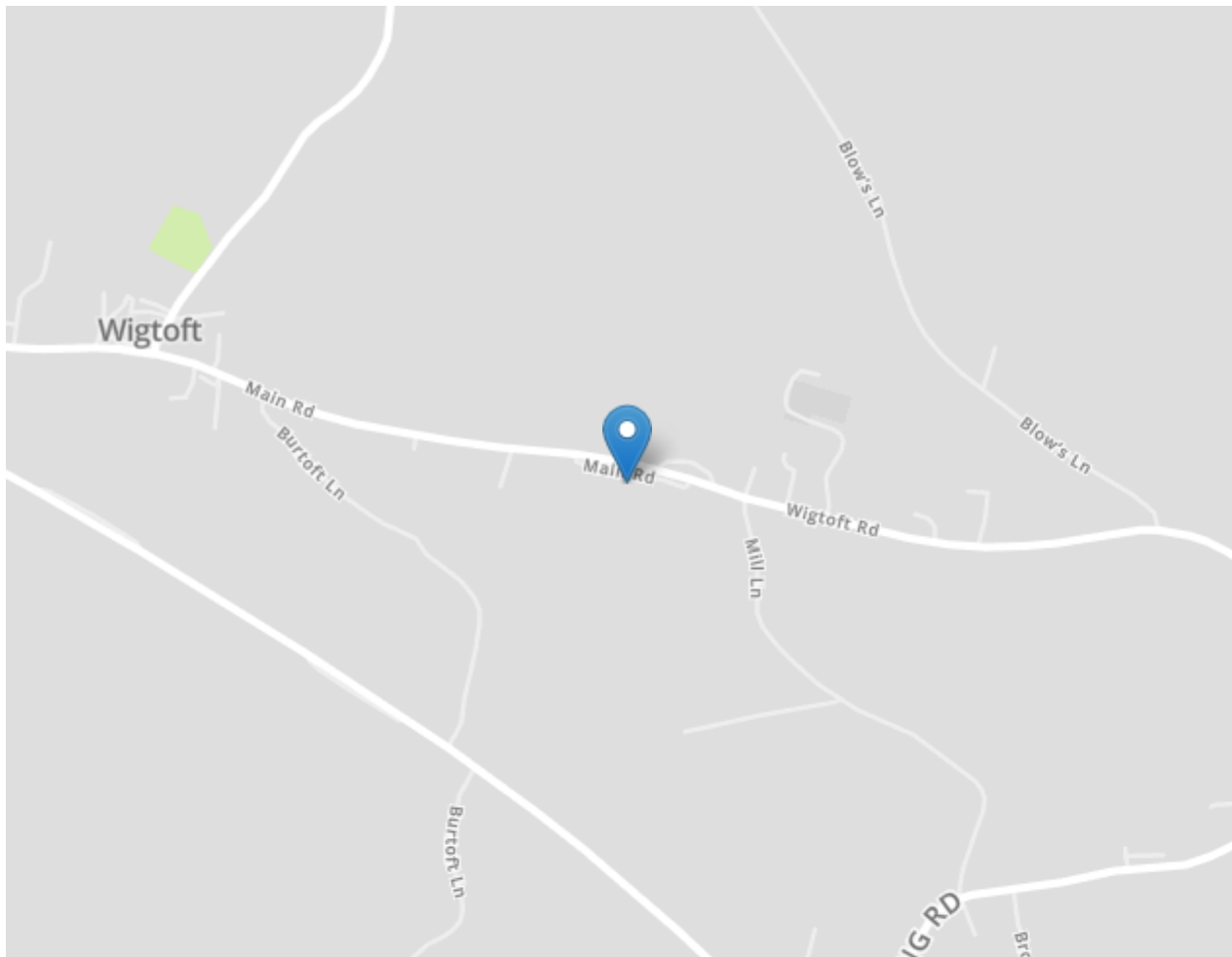
AGENT'S NOTES

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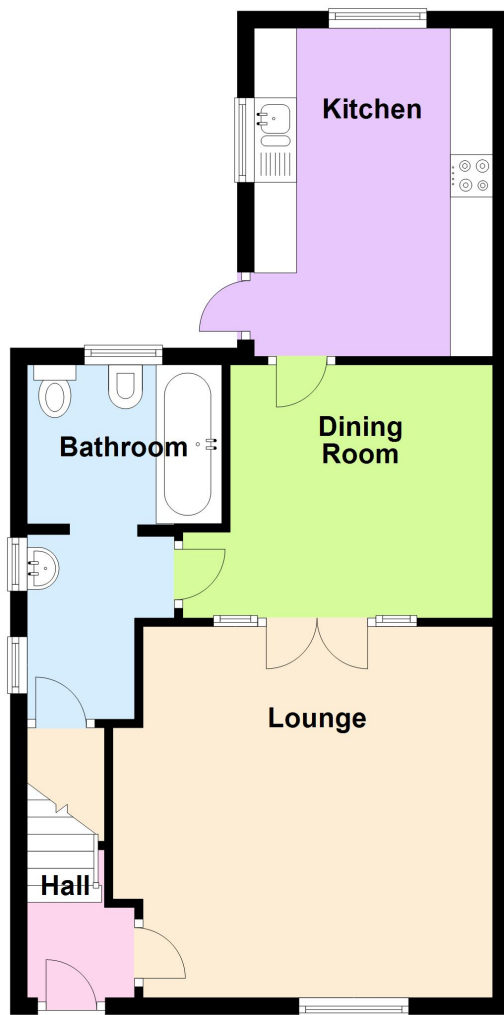
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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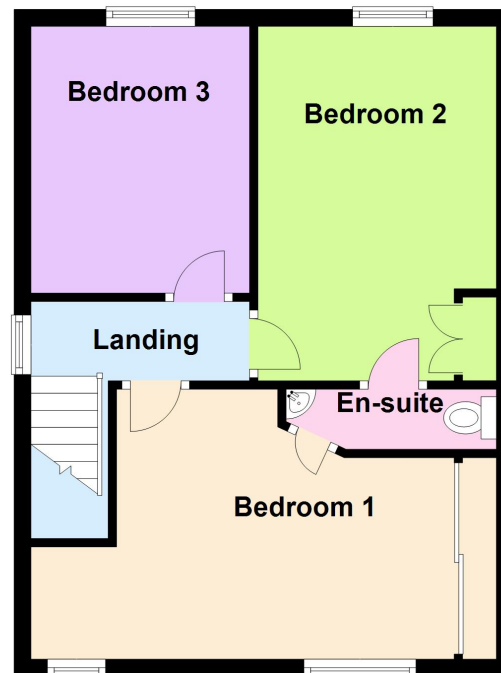
Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 93.8 sq. metres (1009.8 sq. feet)



t: 01205 361161
 e: sales@sharmanburgess.com
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	