



**£549,000**

Greenacres, New Hammond Beck Road, Wyberton Fen, Boston, Lincolnshire PE21 7JD

**SHARMAN BURGESS**

**Greenacres, New Hammond Beck Road,  
Wyberton Fen, Boston, Lincolnshire PE21 7JD  
£549,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed side panels, decorative tiled flooring, ceiling light points and ceiling recessed lighting, two radiators, walk-in cloakroom providing storage with ceiling light point and electric fuse box within.

**LOUNGE**

12' 11" (maximum) x 15' 10" (maximum) (3.94m x 4.83m)

Having dual aspect windows, radiator, ceiling light point, TV aerial point.

A superb opportunity to purchase a property with a great amount of parking space, large garage workshop and detached bungalow with five bedrooms, two en-suites and open plan living kitchen diner. In full the accommodation comprises an entrance hall, lounge, large open plan living kitchen with bi-fold door, utility room, five double bedrooms with two having private en-suites, bedroom one also benefits from a dressing room and bedroom three has 'Jack & Jill' access to the family shower room. Further benefits include gas central heating and uPVC double glazing. The property is extremely well appointed throughout.



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### OPEN PLAN LIVING KITCHEN

16' 7" (measurement taken into recess) x 31' 5"

(measurement taken to kitchen units) (5.05m x 9.58m)

A large open plan living kitchen comprising kitchen, dining and seating areas. The kitchen itself is extremely well appointed, with counter tops, inset one and a half bowl sink and drainer with mixer tap, integrated dishwasher, three integrated waist height ovens and grills, integrated electric hob with fume extract above, integrated fridge and freezer, window to front elevation, ceiling recessed lighting and integrated speaker system. The dining and seating areas benefit from skylights, additional ceiling recessed lighting, speakers and bi-fold doors leading out the rear garden. A tiled floor with under floor heating runs throughout the room.

### UTILITY ROOM

12' 9" x 8' 11" (3.89m x 2.72m)

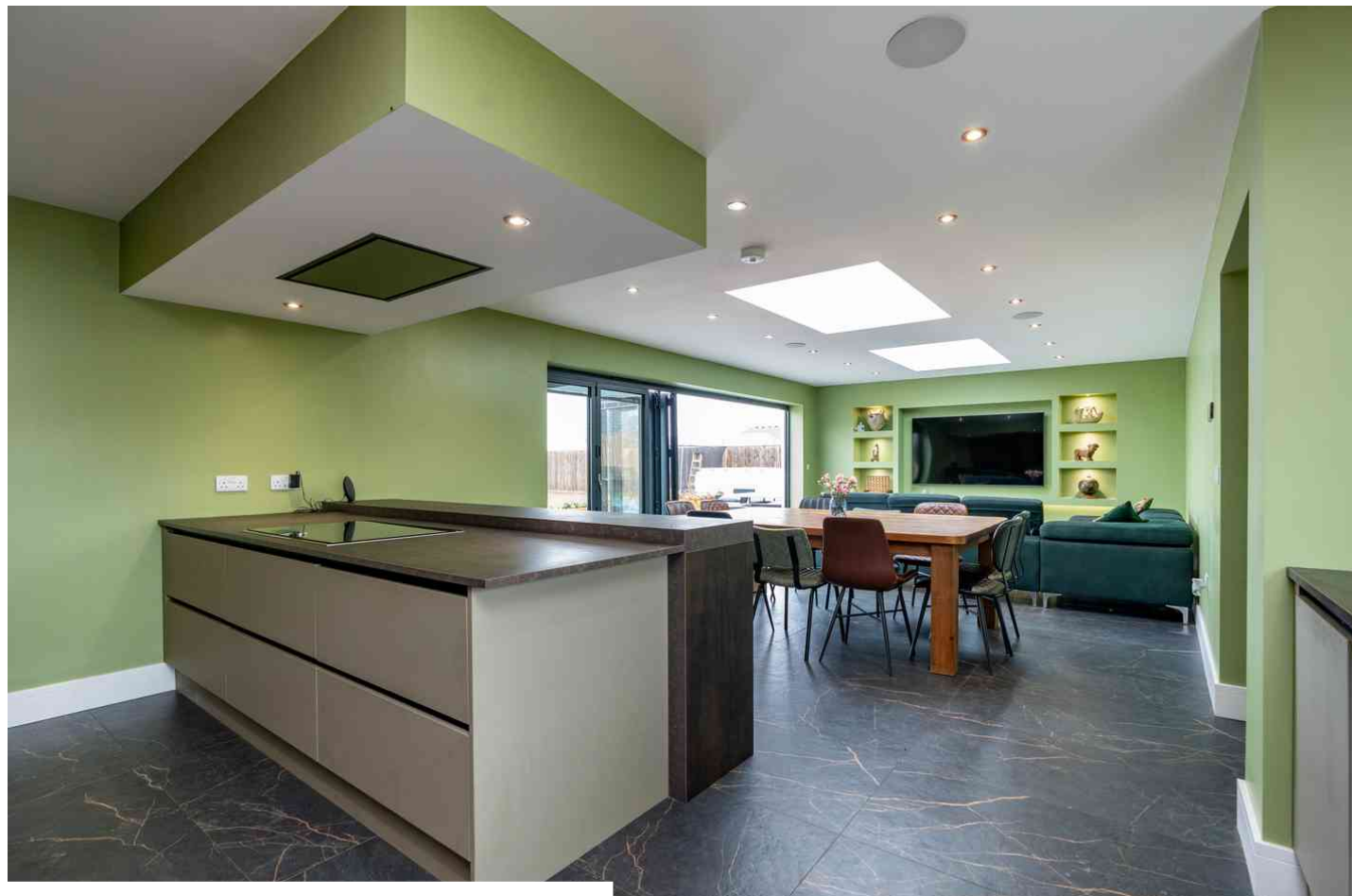
Having partially obscure glazed door leading to the driveway, window to side elevation, ceiling recessed lighting, counter top with matching upstand, inset one and a half bowl sink and drainer with mixer tap, base level storage unit, plumbing for automatic washing machine, space for condensing tumble dryer, tiled floor, radiator.

### BEDROOM ONE SUITE

24' 5" (maximum measurement taken into entrance area) x

12' 3" (maximum) (7.44m x 3.73m)

Having window to front elevation, two radiators, ceiling light point, additional ceiling recessed lighting to entrance area, open plan through to: -



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### DRESSING ROOM

11' 9" (approximate measurement) x 8' 7" (approximate measurement) (3.58m x 2.62m)

Providing ample storage and having a radiator and ceiling recessed lighting.

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, shower area with wall mounted mains fed shower and hand held shower attachment within, tiled floor with floor mounted drainage, radiator, decorative tiled walls, ceiling recessed lighting, extractor fan.

### BEDROOM TWO

15' 10" x 10' 5" (4.83m x 3.17m)

Having window to front elevation, access to loft space, radiator, door to: -

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit, shower area with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, ceiling recessed lighting, extractor, tiled floor, fully tiled walls, heated towel rail.

### BEDROOM THREE

13' 4" (maximum) x 11' 10" (maximum) (4.06m x 3.61m)

Having window to rear elevation, radiator, ceiling light point, door to: -



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#### JACK & JILL SHOWER ROOM

Also accessed from the main entrance hall. Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with vanity unit beneath and mixer tap, shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, decorative tiled floor, tiling to walls, ceiling recessed lighting, heated towel rail.

#### BEDROOM FOUR

10' 11" (maximum) x 12' 11" (maximum) (3.33m x 3.94m)  
Having window to side elevation, radiator, coved cornice, ceiling light point.

#### BEDROOM FIVE

11' 11" (maximum) x 12' 4" (maximum) (3.63m x 3.76m)  
Having window to rear elevation, radiator, coved cornice, ceiling light point.

#### EXTERIOR

The property sits on a large plot of approximately 0.5 Acres (s.t.s). The bungalow itself has a granite gravelled driveway which provides off road parking and hardstanding. Paved access leads to both the front and side entrance doors. The driveway is served by outside lighting. The front of the property also has double wrought iron gates which lead to a large hardstanding area which provides parking and turning space for numerous vehicles as well as access to the: -

#### DETACHED GARAGE/WORKSHOP

39' 0" (maximum) x 21' 10" (maximum) (11.89m x 6.65m)  
This large workshop is served by both power and lighting, door to:

-



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### CLOAKROOM

Being fitted with a wash hand basin with mixer tap and vanity beneath, WC, light point, electric fuse box.

In the Agents opinion, this large section of hardstanding together with the workshop/garage provide a wide variety of potential uses (s.t.p.p).

Gated access leads to the: -

### DOMESTIC GARDENS

Comprising paved patio seating areas, raised railway sleeper planters and large sections of lawn, with views to the rear overlooking a paddock. The gardens are served by outside lighting.

### SERVICES

Mains gas, water and electricity are connected. Drainage is to a private system.

### REFERENCE

07072025/29288547/BIL



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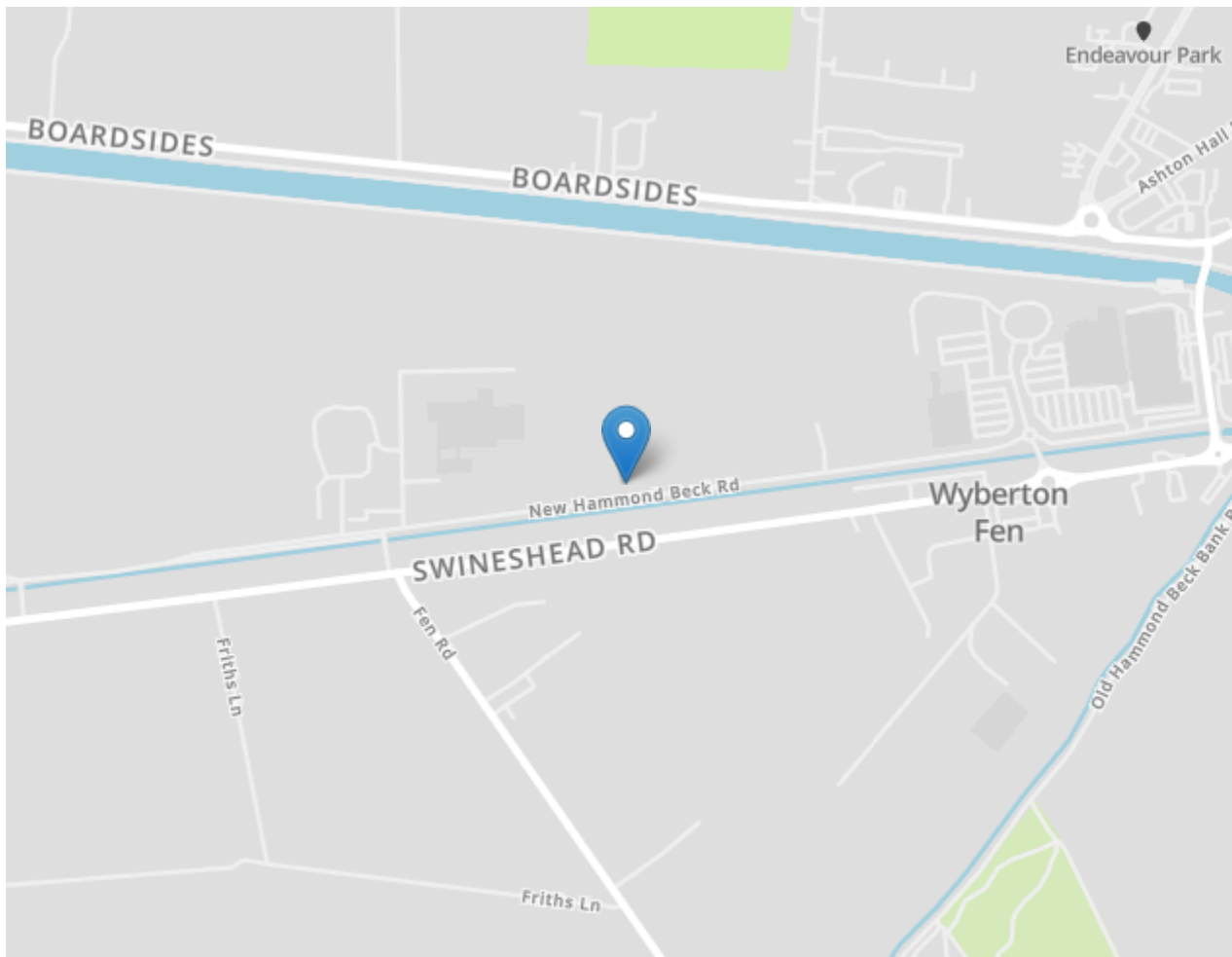
## AGENT'S NOTES

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.



**SHARMAN BURGESS**

**Ground Floor**  
Approx. 202.8 sq. metres (2183.0 sq. feet)



Total area: approx. 202.8 sq. metres (2183.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	