



**£335,000**

April House, Church Lane, Wrangle, Boston, Lincolnshire PE22 9EP

**SHARMAN BURGESS**

**April House, Church Lane, Wrangle, Boston,  
Lincolnshire PE22 9EP  
£335,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door with matching obscure glazed side panels, wood effect laminate flooring, radiator, ceiling light point, staircase rising to the first floor landing, under stairs alcove with fitted work surface and base level storage beneath.

**OPEN PLAN LIVING AREA**

26' 9" x 18' 7" (8.15m x 5.66m) (both maximum measurements)  
Having three separate areas comprising kitchen, dining area and lounge, all with matching wood effect laminate flooring: -

Situated along a pretty country lane, enjoying views of the local church, is this large well presented and well appointed detached family home. Being approached over a substantial return driveway, the property benefits from accommodation comprising an entrance hall, fantastic open plan lounge, dining and kitchen area, utility room, separate sitting room/office and ground floor shower room, with the first floor having four good sized bedrooms and a modern family bathroom. Further benefits include both a car port and garage, with gardens extending to the rear, uPVC double glazing and oil central heating.



**SHARMAN BURGESS**

### KITCHEN AREA

Having counter tops with inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, pan drawers and matching eye level wall units, electric Range cooker with double oven and grill and electric hob (to be included within the sale) with illuminated fume extractor above, integrated dishwasher, integrated fridge, ceiling recessed lighting, window to rear aspect.

### DINING AREA

Space for dining table, radiator, ceiling light point, French doors leading out to a rear decked area.

### LOUNGE AREA

With large window to the front aspect, radiator, ceiling light point, TV aerial point, fitted log burner with hearth and display mantle.

### UTILITY ROOM

11' 0" (maximum measurement) x 9' 5" (maximum measurement taken at widest point) (3.35m x 2.87m)  
With door leading to the rear garden, windows to rear aspect, tiled floor, roll edge work surfaces, twin stainless steel sink with mixer tap, base level storage units, wall units, plumbing for automatic washing machine, space for condensing tumble dryer, space for fridge freezer, wall mounted electric radiator, ceiling light point, personnel door leading into the garage.



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### SITTING/PLAY ROOM/POTENTIAL OFFICE

19' 8" (maximum measurement taken into bay window) x 7' 9" (5.99m x 2.36m)

With feature bay window to the front aspect, additional window to side aspect, wood effect laminate flooring, radiator, ceiling recessed lighting, wall mounted storage units which also conceal the electric consumer unit and electric meter.

### SIDE ENTRANCE LOBBY

With obscure glazed side entrance door, ceiling light point, wood effect laminate flooring, door to cloakroom.

### GROUND FLOOR CLOAK & SHOWER ROOM

The first section comprises a tiled floor, wall mounted coat hooks with shelving, ceiling light point, wall mounted panel heater, obscure glazed window to the side aspect, The second section comprises a push button WC, wall mounted wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower and bi-fold shower screen, tile floor, fully tiled walls, heated towel rail, ceiling light point, obscure glazed window to rear aspect.

### FIRST FLOOR LANDING

With access to roof space, wall mounted Nest intelligent thermostat for the central heating system.

### BEDROOM ONE

15' 1" x 11' 7" (4.60m x 3.53m)

With window to front aspect, radiator, ceiling light point.

### BEDROOM TWO

11' 6" x 10' 10" (3.51m x 3.30m) (both maximum measurements)

With window to rear aspect, radiator, ceiling light point, built-in double wardrobe with overhead storage locker.





### BEDROOM THREE

17' 6" x 8' 4" (5.33m x 2.54m) (both maximum measurements)  
With window to front aspect, radiator, two ceiling light points,  
access to roof space.

### BEDROOM FOUR

9' 0" (maximum measurement including stair bulk head) x 7' 4"  
(2.74m x 2.24m)  
With window to front aspect, ceiling light point, radiator.

### FAMILY BATHROOM

Having a three piece suite comprising a WC with concealed  
cistern, wash hand basin with vanity unit and mixer tap, P-shaped  
bath with mixer tap and hand held shower attachment with  
additional wall mounted electric shower above and fitted shower  
screen. Fully tiled walls, ceiling light point, extractor fan, heated  
towel rail, obscure glazed window to the rear aspect, airing  
cupboard housing the hot water cylinder and slatted linen  
shelving.

### EXTERIOR

The property is approached over a bonded resin return driveway  
which provides ample off road parking and hardstanding for  
numerous vehicles as well as providing vehicular access to the  
garage. The driveway also gives access to a car port situated to  
the left hand side of the property providing a sheltered parking  
space. The front garden is predominantly laid to lawn with  
hedging to the front boundary and beds and borders containing  
plants and shrubs and lighting set within.



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### **GARAGE**

21' 5" x 10' 6" (6.53m x 3.20m) (both maximum internal measurements)

Partly partitioned by a studwork wall. With up and over doors, two windows to side aspect, served by power and lighting.

### **REAR GARDEN**

The rear garden initially comprises a raised decked seating area providing a fantastic entertaining space with low light LED set within. Being of a good size and enclosed by a mixture of fencing and hedging, the garden also houses a timber tool shed to the rear (to be included within the sale), an oil tank screened by fencing and an externally accessed boiler room which houses the oil central heating boiler. The garden is also served by an external tap and lighting.

### **SERVICES**

Mains electricity, water and drainage are connected to the property. The Vendor has informed the Agent that the property is served by superfast Broadband.

### **REFERENCE**

16112022/SMI



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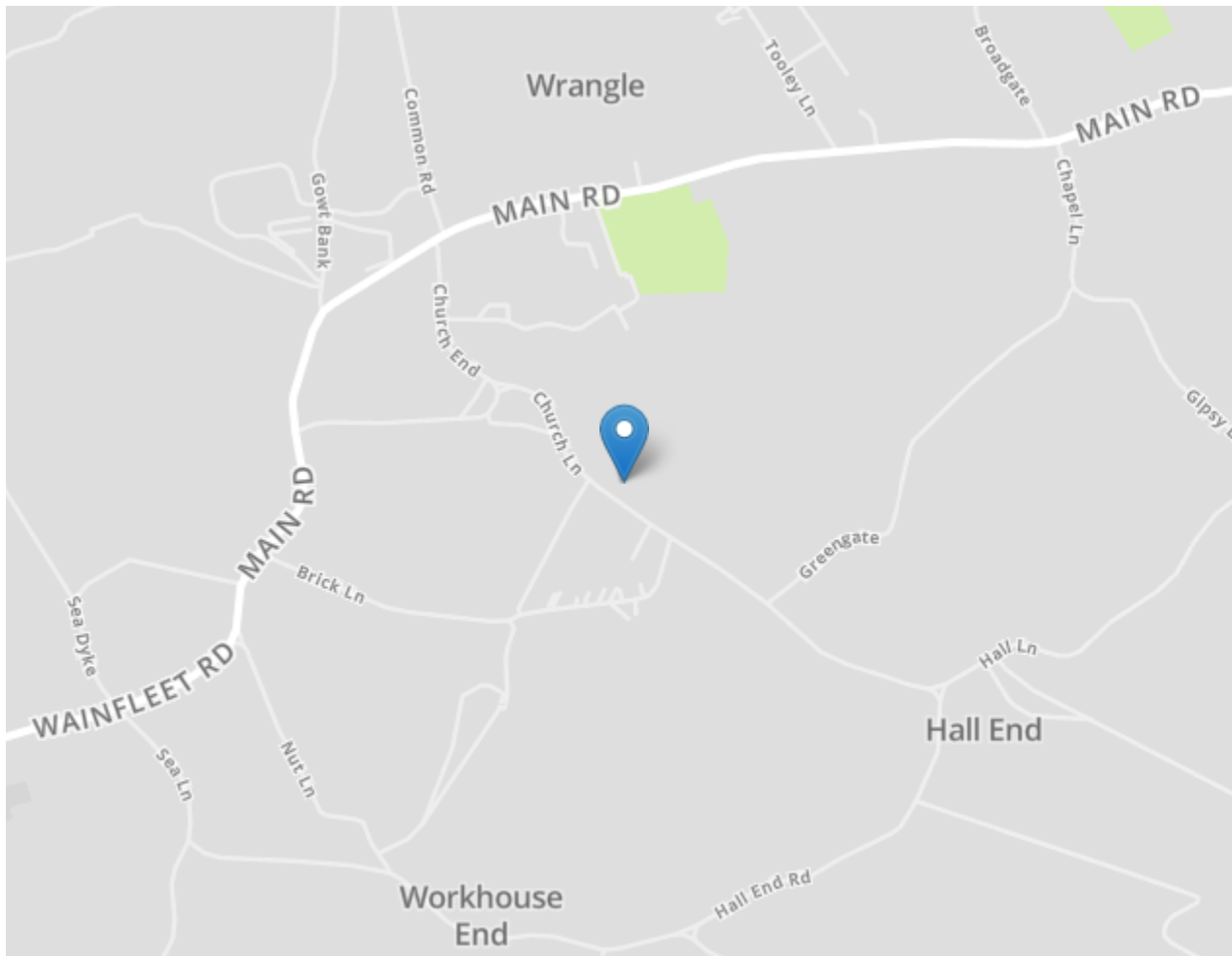
## AGENT'S NOTES

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.

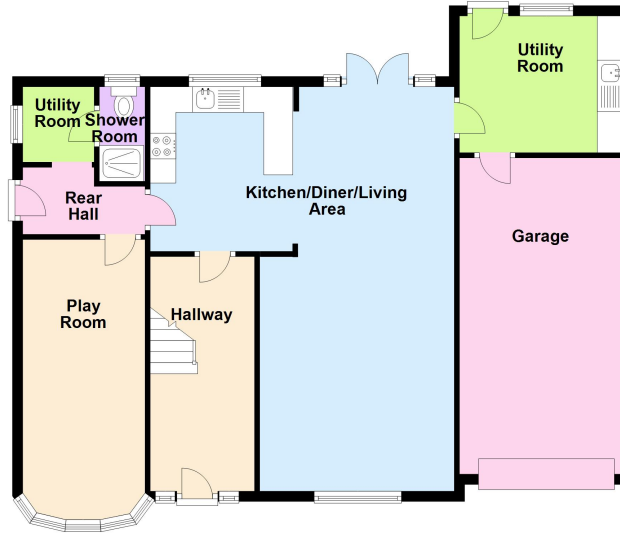
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

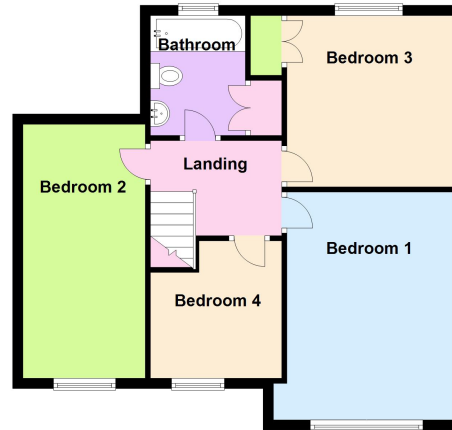


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 96.6 sq. metres (1040.1 sq. feet)



**First Floor**  
Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx. 153.7 sq. metres (1654.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	58	
(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	