



SHARMAN
BURGESS
FOR SALE
01205 361161

£235,000

143 Wyberton Low Road, Boston, Lincolnshire PE21 7RZ

SHARMAN BURGESS

**143 Wyberton Low Road, Boston,
Lincolnshire PE21 7RZ
£235,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, tiled floor, radiator, coved cornice, ceiling light point and wall mounted electric fuse box.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin with tiled splashback, push button WC, tiled floor matching entrance hall, coved cornice, ceiling light point, obscure glazed window to front aspect.

A superbly presented extended three bedroom detached house within striking distance of an extremely popular primary school. The accommodation comprises an entrance lobby, ground floor cloakroom, large lounge area joined with a central archway, dining room with additional ceiling height and Velux windows, a modern fitted kitchen, three bedroom to the first floor, a family bathroom and an en-suite shower room to bedroom one. Further benefits include a westerly facing enclosed rear garden, single garage and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



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LOUNGE

14' 6" (maximum including staircase) x 13' 8" (maximum into recess)
(4.42m x 4.17m)

With window to front aspect, radiator, dado rail, coved cornice, ceiling light point, TV aerial point, fitted feature electric fireplace with inset and hearth and display mantle above, archway through to:

ADDITIONAL RECEPTION AREA/STUDY/BREAKFAST ROOM

A continuation of the lounge offering a variety of potential uses, with obscure glazed window to the side, dado rail, coved cornice, ceiling light point and radiator.

DINING ROOM

8' 10" x 7' 7" (2.69m x 2.31m)

With additional height ceiling with two Velux windows to the rear, radiator, ceiling light point and French doors leading out to the rear garden.

KITCHEN

11' 9" x 7' 6" (3.58m x 2.29m)

Having roll edge work surfaces with tiled splashback, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated fridge, integrated freezer, integrated double oven and grill, four ring gas hob with illuminated stainless steel extractor above, plumbing for automatic washing machine, wall mounted Worcester gas central heating boiler, tiled floor, coved cornice, ceiling light point, window to the rear aspect, obscure glazed door to the rear garden, radiator.

FIRST FLOOR LANDING

With access to loft space, built in airing cupboard housing hot water cylinder and slatted linen shelving within, coved cornice, ceiling light point.



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BEDROOM ONE

13' 3" (maximum into entrance area) x 11' 5" (4.04m x 3.48m)

With window to the front aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rails and shelving within, door to:-

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, shower cubicle with mains fed shower and tiling within and fitted shower screen, heated towel rail, obscure glazed window to side aspect, coved cornice, ceiling light point, extractor fan.

BEDROOM TWO

12' 0" (maximum) x 8' 6" (maximum) (3.66m x 2.59m)

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

BEDROOM THREE

9' 9" (maximum into recess) x 7' 10" (2.97m x 2.39m)

With window to rear aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail and shelving within.

FAMILY BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, bath handheld shower attachment and fitted shower screen, obscure glazed window to rear aspect, extractor fan, coved cornice, ceiling light point, heated towel rail.

EXTERIOR

To the front the property is approached over a dropped kerb leading to a driveway providing off road parking as well as vehicle access to the garage. The front garden is predominantly laid to lawn.

GARAGE

16' 11" x 8' 3" (5.16m x 2.51m)

With up and over door, served by power and lighting.

REAR GARDEN

The property benefits from an approximately westerly facing garden, which is well presented and comprises shaped lawn areas, flower and shrub borders and a small vegetable plot to the rear right hand corner of the garden. The garden houses a timber garden shed and is enclosed by fencing. The garden is also served by an external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

25032026/30167198/SID



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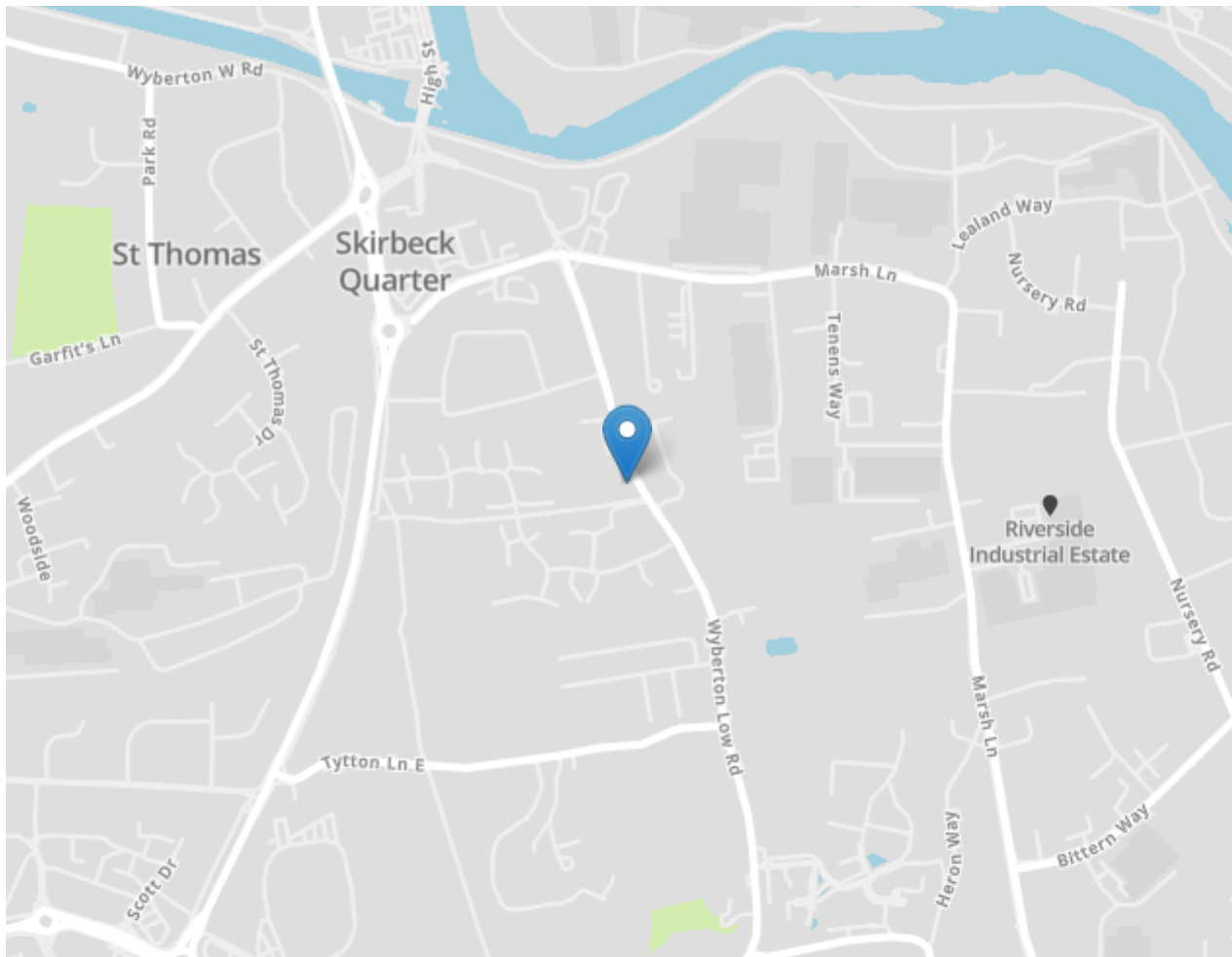
AGENT'S NOTES

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.

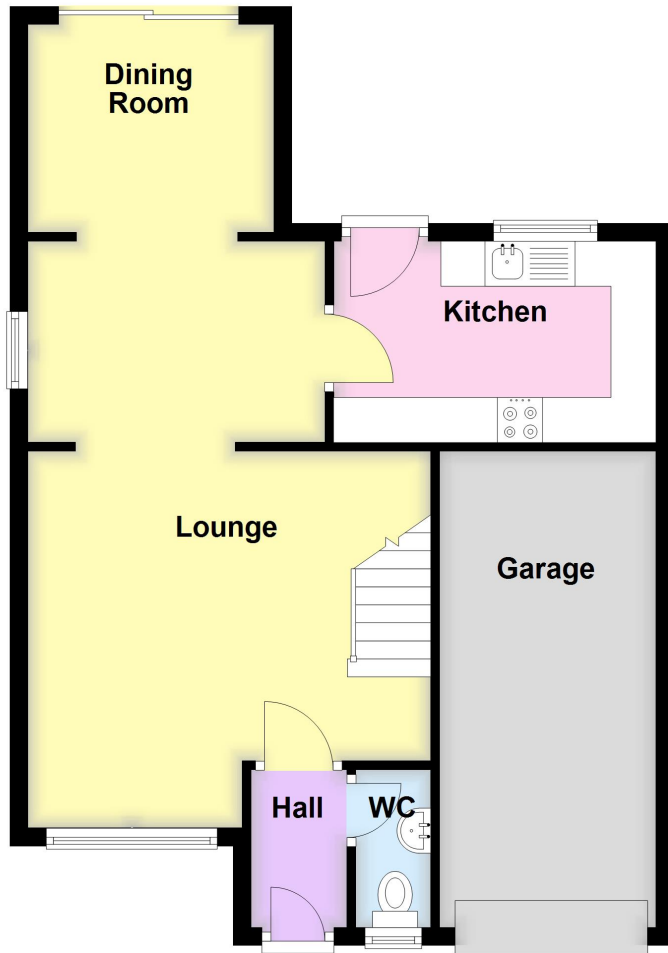
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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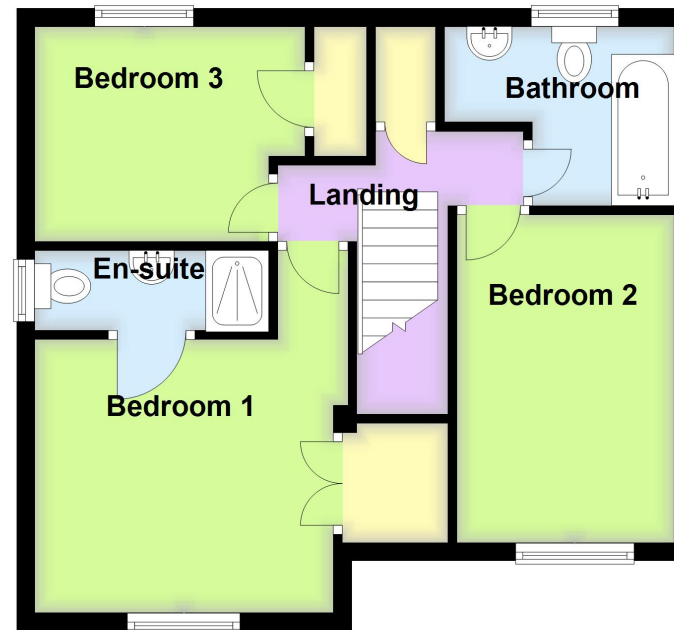
Ground Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 100.4 sq. metres (1080.7 sq. feet)

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