



**£199,950**

153 Wyberton Low Road, Boston, Lincolnshire PE21 7SX

**SHARMAN BURGESS**

**153 Wyberton Low Road, Boston,  
Lincolnshire PE21 7SX  
£199,950 Freehold**

#### ACCOMMODATION

##### ENTRANCE LOBBY

Having partially obscure glazed front entrance door, wood effect laminate floor, radiator, coved cornice, ceiling light point, wall mounted electric fuse box.

##### LOUNGE

20' 1" (maximum measurement) x 12' 4" (maximum measurement including staircase) 6.12m x 3.76m

Having a continuation of the wood effect laminate flooring, two radiators, two ceiling light points, window to front aspect, TV aerial point, glazed double doors through to: -

An extremely well presented semi detached property within close proximity of one of the areas most popular primary schools. Accommodation comprises an entrance lobby, lounge, kitchen and conservatory. Three bedrooms are arranged off a first floor landing together with a family bathroom. Further benefits include single garage, gas central heating, uPVC double glazing and well presented approximate westerly facing rear garden.



**SHARMAN BURGESS**



### CONSERVATORY

12' 5" x 8' 5" (3.78m x 2.57m)

Currently used as a dining area. Of brick built construction with uPVC double glazing and polycarbonate roof. Having wood effect laminate flooring, ceiling mounted fan, wall mounted lighting and power, French doors leading to the garden.

### KITCHEN

11' 8" x 7' 3" (3.56m x 2.21m)

Having counter top with matching upstand, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with illuminated fume extractor above, integrated dishwasher, plumbing for washing machine, tiled floor, radiator, ceiling recessed lighting, concealed gas central heating boiler, window to rear, obscure glazed rear entrance door.

### FIRST FLOOR LANDING

Having coved cornice, ceiling light point, access to roof space, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

### BEDROOM ONE

12' 8" (maximum measurement) x 9' 2" (maximum measurement) (3.86m x 2.79m)

Having window to front aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose.



**SHARMAN  
BURGESS** Est 1996

### **BEDROOM TWO**

13' 2" (maximum measurement) x 10' 2" (maximum measurement) (4.01m x 3.10m)  
Having window to front aspect, radiator, coved cornice, ceiling light point.

### **BEDROOM THREE**

10' 8" (maximum measurement) x 7' 2" (maximum measurement) (3.25m x 2.18m)  
Having window to rear aspect, radiator, coved cornice, ceiling light point, wood effect laminate flooring.

### **FAMILY BATHROOM**

Having a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, panelled bath with mixer tap and wall mounted shower and fitted shower screen, extended tiled splashbacks, tiled flooring, coved cornice, ceiling light point, extractor fan, heated towel rail, obscure glazed window to rear aspect.

### **EXTERIOR**

To the front, the property is approached over a driveway which provides off road parking and turning space. There is also a lawned front garden.

### **INTEGRATED SINGLE GARAGE**

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

To the rear, the property has well presented rear gardens with large split level raised decked area providing fantastic seating and entertaining space. The garden also comprises a central lawned section with gravelled borders. The garden is fully enclosed with fencing and served by external tap and lighting.

### **SERVICES**

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

### **REFERENCE**

27046129/08122023/MAC



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

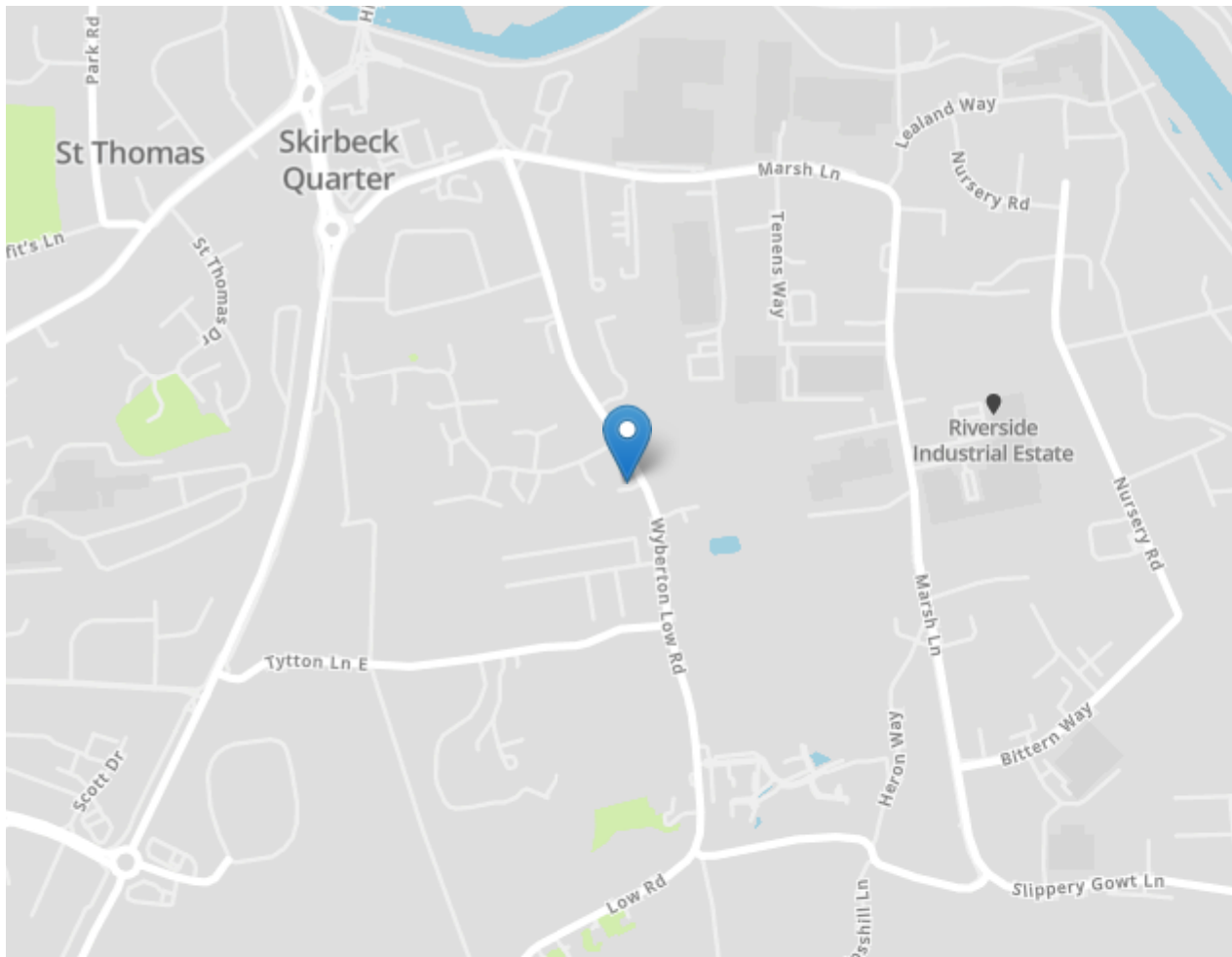
## AGENT'S NOTES

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.

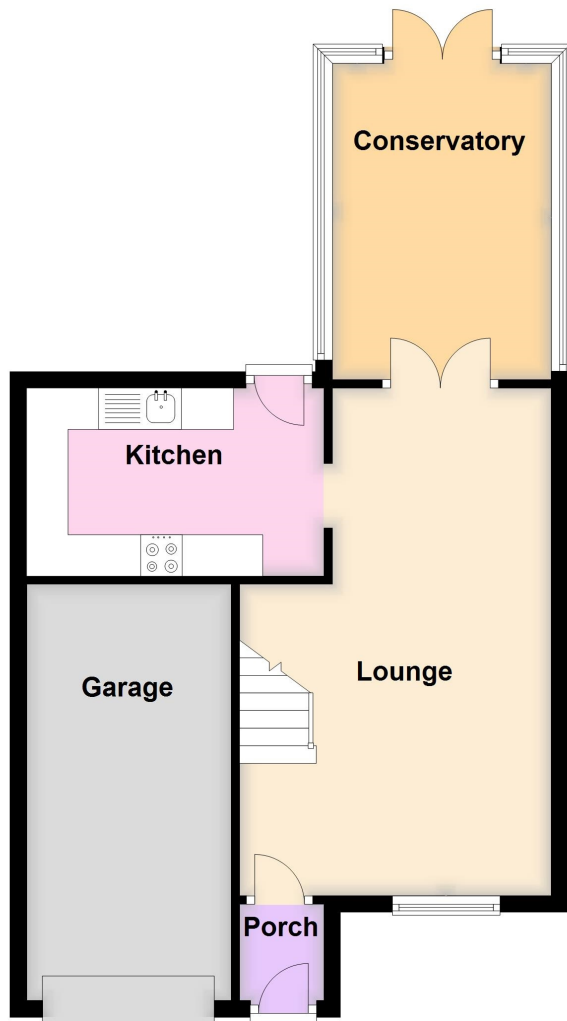
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

### Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



### First Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



Total area: approx. 93.1 sq. metres (1002.5 sq. feet)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC