



£325,000

The Martins, Chapel Lane, Sibsey, Boston, Lincolnshire PE22 0SN

SHARMAN BURGESS

**The Martins, Chapel Lane, Sibsey, Boston,
Lincolnshire PE22 0SN
£325,000 Freehold**

ACCOMMODATION

L-SHAPED ENTRANCE HALL

Having partially glazed front entrance door, radiator, coved cornice, ceiling mounted lighting, access to roof space served by loft ladder, central heating thermostat, wall mounted digital timer for central heating, built-in store cupboard, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

LOUNGE DINER

23' 10" (maximum) x 13' 9" (maximum) (7.26m x 4.19m)

Having dual aspect windows, two radiators, coved cornice, two ceiling light points, TV aerial point, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

A large detached bungalow with double garage situated on a corner plot in a sought after residential location within the popular village of Sibsey. Accommodation comprises an entrance hall, lounge diner, kitchen, conservatory, utility/conservatory, office/bedroom four, cloakroom, three further double bedrooms, en-suite to bedroom one and a four piece family bathroom. The property enjoys a large plot with gardens to the front and side together with a low maintenance rear garden. Further benefits include gas central heating, ample off road parking and double garage. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



KITCHEN

10' 3" (maximum) x 12' 4" (maximum) (3.12m x 3.76m)

Having wood trimmed work surfaces with inset stainless steel sink and drainer with mixer tap, an extensive range of wood fronted base level storage units, drawer units and matching eye level wall units, fitted seating area, space for twin height fridge freezer, integrated double oven and grill, four ring electric hob with fume extractor above, Kamdean flooring, coved cornice, ceiling light point, additional ceiling mounted strip light, window to rear elevation, obscure glazed door through to: -

CONSERVATORY

20' 6" x 6' 2" (6.25m x 1.88m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having door leading to the exterior, additional partially obscure glazed door through to: -

UTILITY/CONSERVATORY

16' 6" (maximum) x 6' 3" (5.03m x 1.91m)

Of brick and uPVC double glazed construction. Having dual aspect windows, door leading to the exterior, stainless steel sink and drainer with mixer tap, base level storage unit, plumbing for automatic washing machine, personnel door to garage, door to: -

OFFICE/BEDROOM FOUR

11' 2" x 9' 3" (3.40m x 2.82m)

Having sink with vanity unit beneath and tiled splashback, radiator, ceiling light point, door to: -

CLOAKROOM

Having WC, tiled splashbacks, obscure glazed window, ceiling light point.

BEDROOM ONE

13' 8" (maximum) x 13' 2" (maximum) (4.17m x 4.01m)

Having window to front elevation, radiator, coved cornice, ceiling light point.



EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising corner shower cubicle with wall mounted mains fed shower within and fitted shower screen, pedestal wash hand basin with mixer tap and push button WC, tiled floor, fully tiled walls, obscure glazed window, coved cornice, ceiling light point.

BEDROOM TWO

10' 3" (maximum including built-in wardrobe) x 12' 4" (maximum including built-in wardrobe) (3.12m x 3.76m)

Having window to side elevation, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rails and shelving within.

BEDROOM THREE

11' 9" (maximum) x 9' 4" (maximum) (3.58m x 2.84m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

10' 2" x 6' 9" (3.10m x 2.06m)

Being fitted with a four piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shower cubicle with wall mounted mains fed shower within and fitted shower screen, tiled floor, fully tiled walls, obscure glazed window, radiator, electric shaver point, coved cornice, ceiling light point.

EXTERIOR

The property is approached via double gates leading to a tarmac driveway which provides ample off road parking and hardstanding as well as vehicular access to the double garage. The property enjoys gardens to the front, side and rear. The front garden is laid to large sections of lawn with flower and shrub borders. There is a mixture of fencing and hedging to the boundaries. A paved pathway leads to the front entrance door and side garden.

DOUBLE GARAGE

17' 8" (maximum) x 17' 8" (maximum) (5.38m x 5.38m)

Having two electric roller doors, served by power and lighting, fitted shelving and wall mounted storage cabinets, wall mounted gas meter, wall mounted electric fuse box, wall mounted gas central heating boiler, lobby area towards the rear providing further storage space.

SIDE GARDEN

Being laid predominantly to lawn.

REAR GARDEN

The low maintenance rear garden is laid to paved patio seating areas and a gravelled section interspersed with a variety of plants and a shrub. The garden houses a timber shed and is served by outside lighting.

SERVICES

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

REFERENCE

13122024/28496990/WOO



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

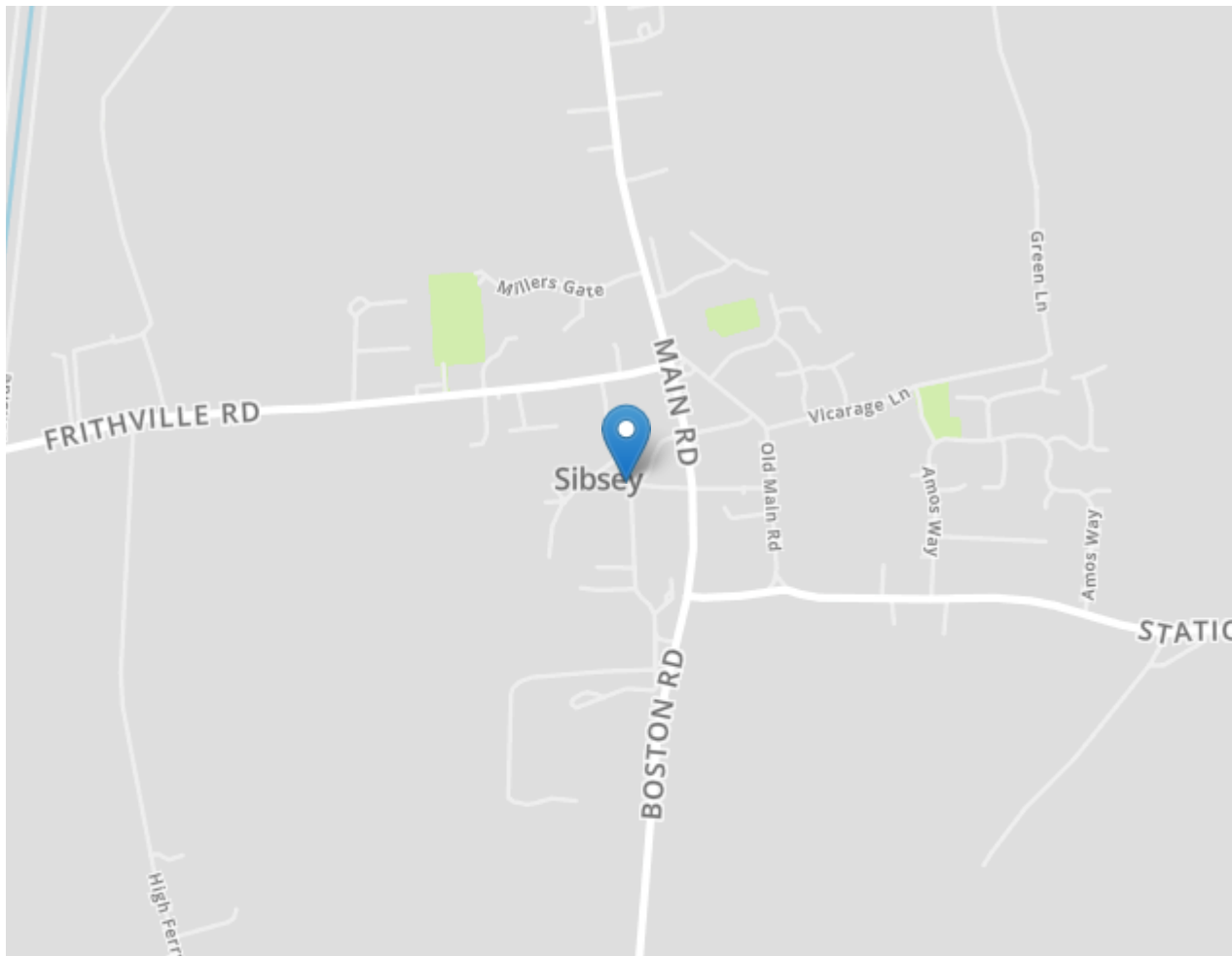
AGENT'S NOTES

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.

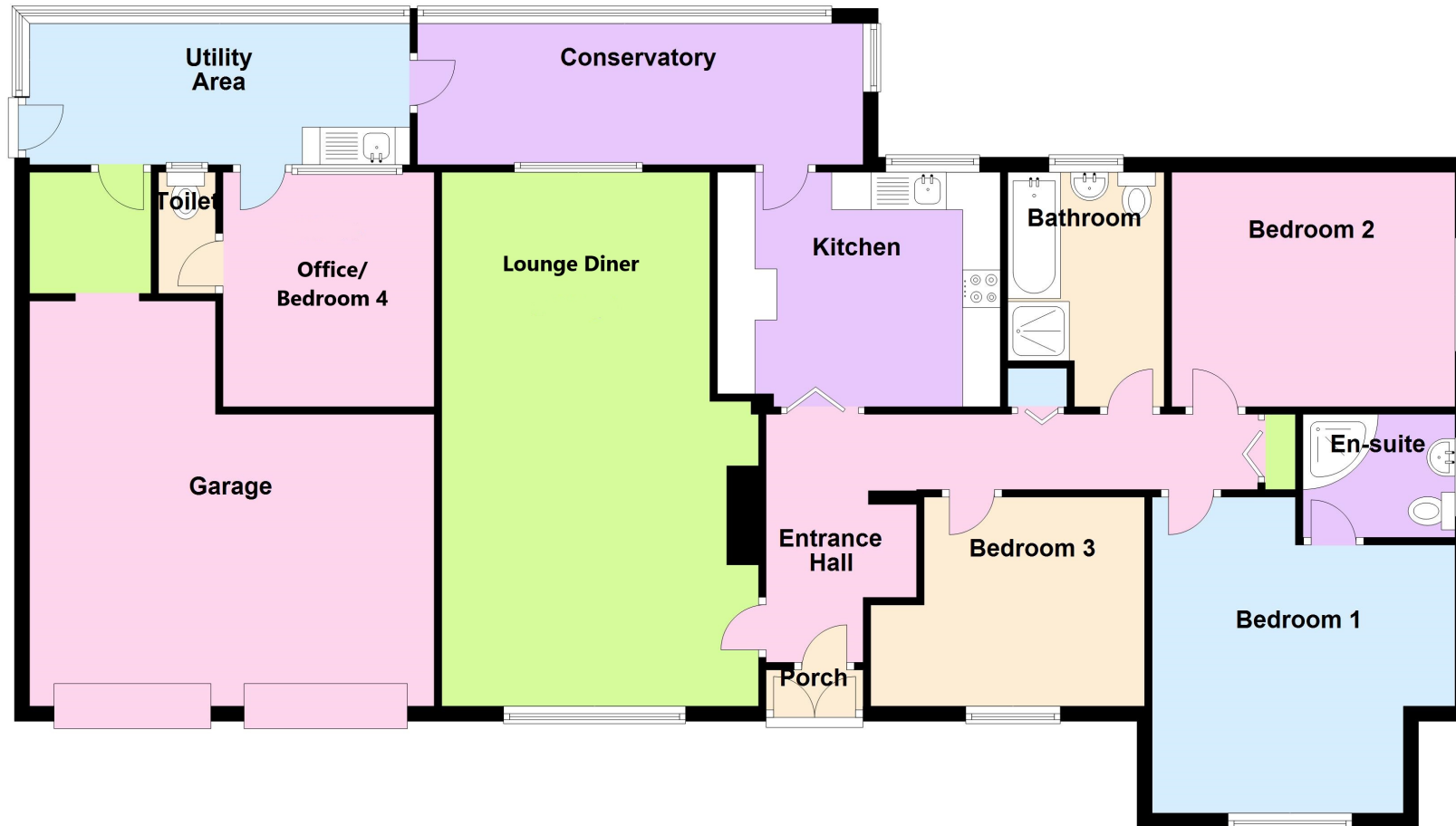
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 162.3 sq. metres (1747.4 sq. feet)



Total area: approx. 162.3 sq. metres (1747.4 sq. feet)

**SHARMAN
BURGESS** Est 1996

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

