



£320,000

Gmily, Old Main Road, Sibsey, Boston, Lincolnshire PE22 0RX

SHARMAN BURGESS

**Gmily, Old Main Road, Sibsey, Boston,
Lincolnshire PE22 0RX
£320,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

8' 7" (maximum including staircase) x 9' 7" (maximum) (2.62m x 2.92m)

Having front entrance door with windows to either side, staircase leading off, radiator, ceiling light point, latch door to: -

LOUNGE

28' 3" (maximum) x 12' 4" maximum into chimney breast) (8.61m x 3.76m)

Having triple aspect windows, double doors leading to the rear garden, two radiators, ceiling mounted beams, TV aerial point, telephone point, feature ornamental fireplace with exposed brickwork chimney breast and dog basket fire grate set within.

Situated within the highly sought after village of Sibsey is this beautiful detached property offering a wealth of charm and character and situated within beautifully presented cottage style gardens to all four sides. Accommodation comprises an entrance hall, large lounge, kitchen diner, utility room and ground floor cloakroom; to the first floor is a four piece family bathroom together with three generous bedrooms, with bedroom one being of a particularly large size with more than enough room for the addition of an en-suite should the purchaser require (s.t.p.p). The property has plenty of outside space and benefits from a gravelled driveway and space to build a detached garage (s.t.p.p) if required. Further benefits include gas central heating and uPVC double glazing throughout. The property offers prospective purchasers the opportunity to be within short distance of one of the most popular local primary schools and the Pilgrim Hospital. The property is offered for sale with NO ONWARD CHAIN.



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KITCHEN DINER

18' 8" (maximum) x 12' 4" (maximum) (5.69m x 3.76m)

Having roll edge work surfaces, inset ceramic one and half bowl sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units, matching eye level wall units with eye level shelving, integrated double gas oven and grill, four ring electric hob with fume extractor above, exposed brickwork chimney breast, integrated fridge, triple aspect windows, radiator, ceiling mounted beams, two ceiling light points and telephone connection point.

UTILITY ROOM

11' 8" (maximum) x 8' 7" (3.56m x 2.62m)

Having roll edge work surfaces, tiled splashbacks, stainless steel sink and drainer, base level storage units, fitted larder style unit, space for American style fridge freezer, plumbing for automatic washing machine, ceiling light point, telephone point, extractor fan, stable style rear entrance door, wall mounted coat hooks, radiator.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, corner wash hand basin with tiled splashback, obscure glazed window to rear aspect, radiator, ceiling light point, extractor fan, electric consumer unit.

FIRST FLOOR LANDING

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



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BEDROOM ONE

18' 8" (maximum) x 12' 3" (maximum) (5.69m x 3.73m)

Having dual aspect windows, two radiators, wall mounted lighting and telephone connection point.

BEDROOM TWO

12' 3" (maximum) x 9' 2" (maximum) (3.73m x 2.79m)

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

BEDROOM THREE

12' 4" (maximum) x 9' 2" (maximum) (3.76m x 2.79m)

Having window to rear aspect, radiator, ceiling light point, built-in boiler cupboard housing the Baxi combination gas central heating boiler.

FAMILY BATHROOM

9' 0" (excluding shower cubicle) x 5' 8" (2.74m x 1.73m)

Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower and bi-fold shower screen, wood panelled bath, WC, pedestal wash hand basin, extended tiled splashbacks, radiator, ceiling mounted lighting, extractor fan, obscure glazed window to rear aspect.



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EXTERIOR

The property is approached via wrought iron double gates leading to a gravelled driveway which provides off road parking and hardstanding. The property itself sits within beautifully presented cottage style gardens to all sides. To the front, paved access leads to a storm porch and the front entrance door. There are slate borders to either side of the path and lawned section with further established flower and shrub borders. There is also wrought iron fencing to the front boundary. The gardens continue to the side and rear, again with sections of shaped lawns with flower and shrub borders providing colour and foliage throughout the year. To the immediate rear of the property is a paved patio area which provides entertaining and seating space and is served by outside lighting & external tap. The garden is fully enclosed by a mixture of wall, fencing and hedging and enjoys fantastic views of Sibsey village church. Also within the garden is a block paved pathway which leads to an: -

OUTBUILDING

Providing additional storage space or a potential office as it served by both power and lighting, has a tiled floor, a window overlooking garden and stable style entrance door. In the agent's opinion this would make an ideal office away from the main house itself.

ADJOINING POTTING SHED

With stable style door.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.



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SERVICES

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

REFERENCE

27042024/27561626/WRO



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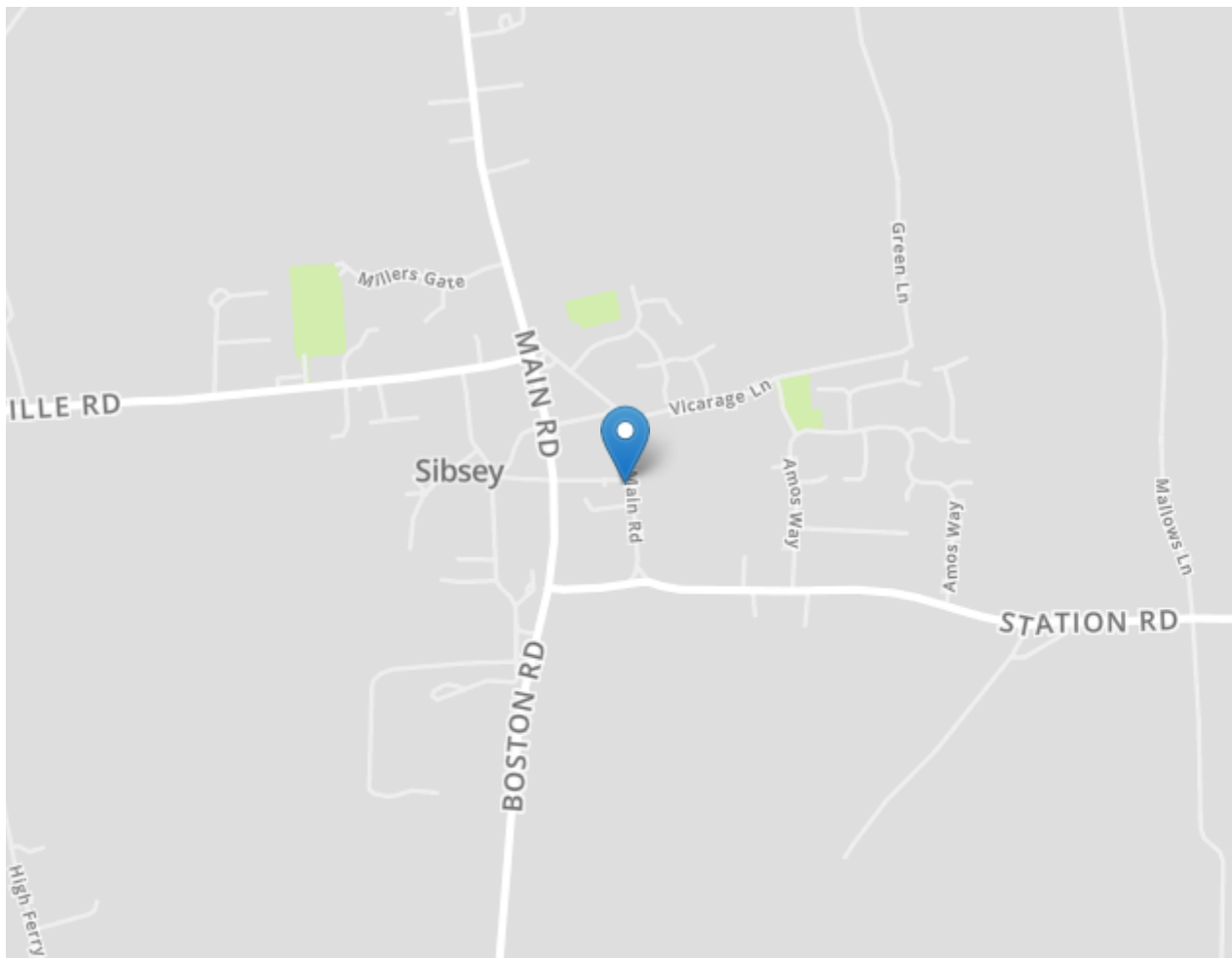
AGENT'S NOTES

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.

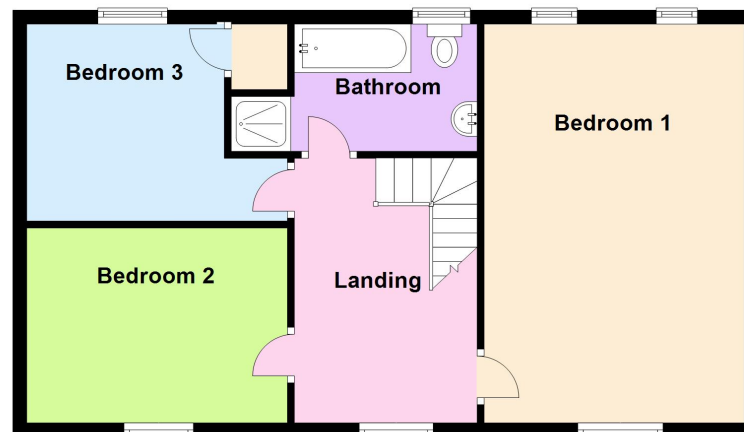


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Ground Floor
Approx. 70.4 sq. metres (757.4 sq. feet)



First Floor
Approx. 59.3 sq. metres (638.5 sq. feet)



Total area: approx. 129.7 sq. metres (1395.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	