



£245,000

15b Deldale Road, Wyberton, Boston, Lincolnshire PE21 7BG

SHARMAN BURGESS

**15b Deldale Road, Wyberton, Boston,
Lincolnshire PE21 7BG
£245,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, staircase rising to first floor, radiator, coved cornice, ceiling light point, tiled flooring.

LOUNGE DINER

22' 4" (maximum) x 13' 3" (measurement taken at the widest point) (6.81m x 4.04m)

Having feature bay window to front elevation, two radiators, dado rail, coved cornice, ceiling light point, additional wall light points, TV aerial point, living flame coal effect gas fire with fitted inset and hearth and display surround, sliding patio doors through to: -

A superbly presented detached family home situated on a large corner plot with gardens to front, side and rear. Accommodation comprises an entrance hall, lounge diner, conservatory, kitchen, three bedrooms to the first floor and a family bathroom. Further benefits include a driveway, single garage, gas central heating and uPVC double glazing. The property is situated in a highly sought after residential location, within close proximity of two primary schools.



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CONSERVATORY

9' 7" x 8' 6" (2.92m x 2.59m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having French doors leading to the rear garden.

KITCHEN

10' 5" (maximum) x 9' 8" (maximum) (3.17m x 2.95m)

Having counter tops with inset stainless steel one and a half bowl sink and drainer with mixer tap, range of a base level storage units, drawer units and matching eye level wall units with glazed display cabinets, integrated oven and grill, four ring gas hob with stainless steel splashback and illuminated fume extractor above, plumbing for washing machine, space for standard height fridge or freezer, tiled flooring, radiator, coved cornice, ceiling light point, window to rear elevation, obscure glazed side entrance door, wall mounted Worcester gas central heating boiler, under stairs storage cupboard.

FIRST FLOOR LANDING

Having window to side elevation, access to loft space, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

13' 9" (maximum into recess) x 13' 8" (maximum into entrance area) (4.19m x 4.17m)

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



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BEDROOM TWO

13' 9" (maximum into entrance area) x 8' 6" (4.19m x 2.59m)

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

BEDROOM THREE

8' 11" (maximum) x 8' 6" (maximum) (2.72m x 2.59m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in over stairs storage cupboard.

BATHROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, extended tiled splashbacks, two obscure glazed windows, radiator, coved cornice, two ceiling light points.

EXTERIOR

To the front, the property is approached over a generous sized driveway providing ample off road parking and hardstanding as well as vehicular access to the: -

GARAGE

17' 1" x 8' 6" (5.21m x 2.59m)

Having up and over door, served by power and lighting, wall mounted electric fuse box, personnel door to rear.

GARDENS

The property benefits from gardens to the front, side and rear which are well maintained throughout. The front garden is predominantly laid to shaped lawn with well stocked flower and shrub borders and an established cherry tree. The side and rear gardens are also predominantly laid to lawn with well stocked beds and borders housing a variety of established flowering plants, shrubs and trees. There are hardstanding areas providing seating space. The gardens are enclosed by a mixture of fencing and hedging and are served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

01042025/28922287/HUB



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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.

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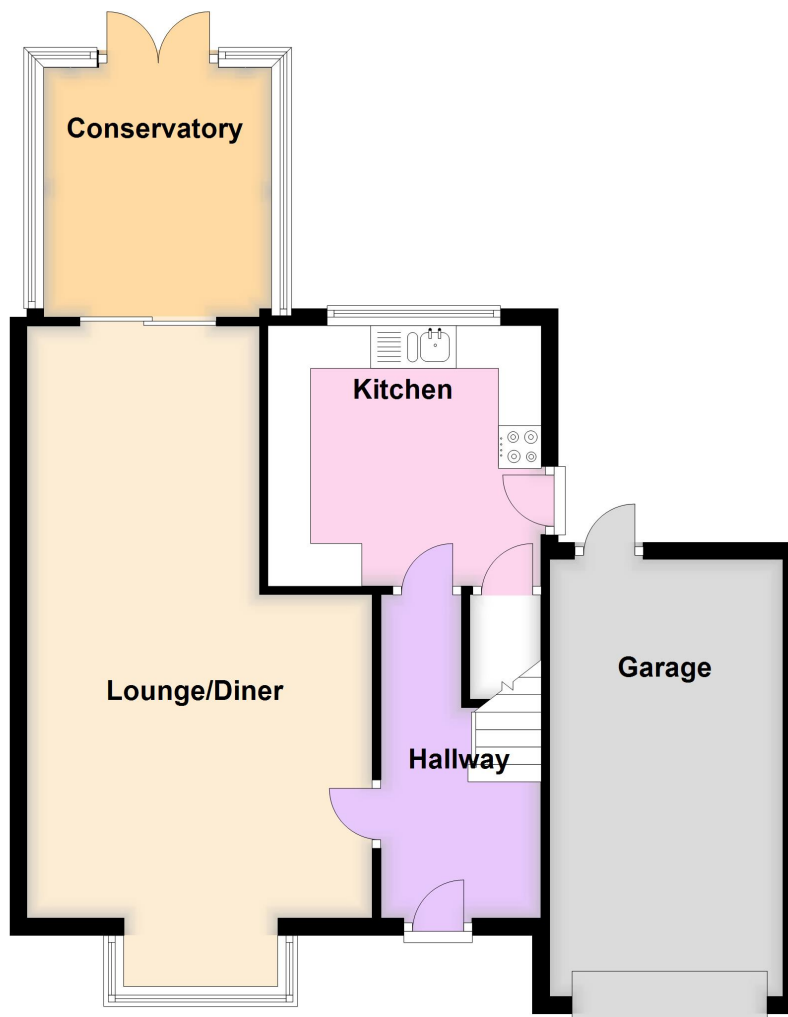
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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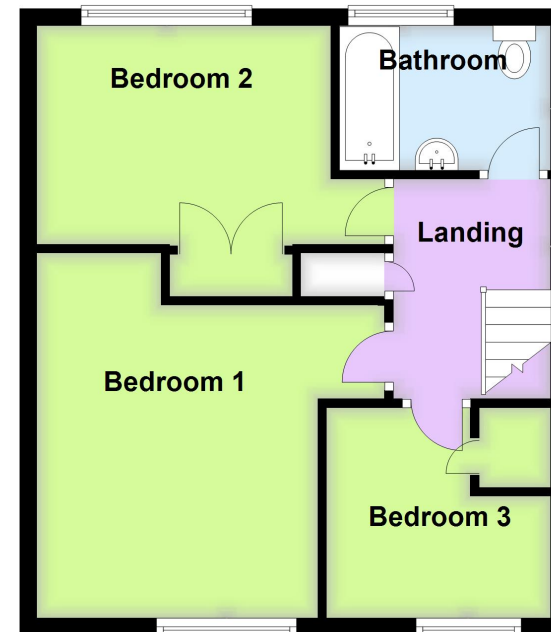
Ground Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 106.3 sq. metres (1144.4 sq. feet)

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