



£318,500

3 Webster Walk, Wyberton, Boston PE21 7NP

SHARMAN BURGESS

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PE21 7NP
£318,500 Freehold

ACCOMMODATION

ENTRANCE HALL

Having part glazed front entrance door, staircase rising to first floor landing, radiator, two ceiling light points.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising push button WC and wash hand basin with tiled splashback and vanity unit beneath.
Radiator, ceiling light point, extractor fan.

A modern detached family home situated in a popular residential location offering good sized living accommodation comprising an entrance hall, lounge, sitting room/study, large kitchen diner, utility room and ground floor cloakroom. To the first floor are four bedrooms, two of which benefit from en-suite shower rooms. There is also a family bathroom. Further benefits include a driveway, double garage, enclosed rear garden and gas central heating.



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LOUNGE

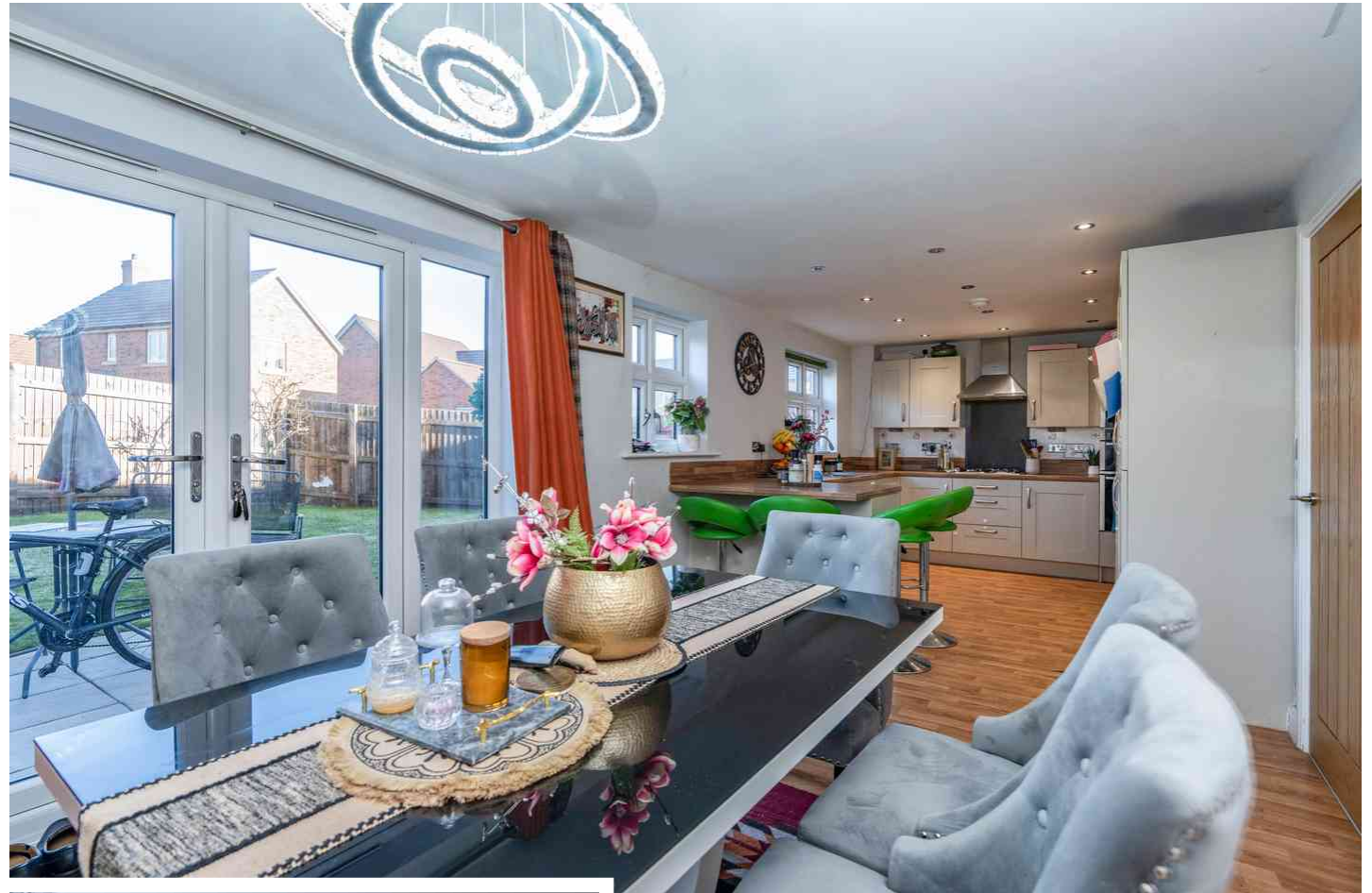
19' 0" (maximum measurement taken into bay window) x 10' 9" (maximum measurement) (5.79m x 3.28m)
Having feature bay window to front aspect, two radiators, two ceiling light points, TV aerial point.

SITTING ROOM/STUDY

8' 9" (maximum measurement) x 9' 2" (maximum measurement) (2.67m x 2.79m)
Having window to front aspect, radiator, ceiling light point.

KITCHEN DINER

26' 7" (maximum measurement) x 9' 10" (maximum measurement) (8.10m x 3.00m)
Comprising counter tops with matching upstands, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, integrated appliances including four ring gas hob with glass splashback and illuminated stainless steel fume extractor above, integrated dishwasher, integrated double oven and grill, integrated microwave, integrated fridge and freezer, return work surface providing breakfast bar seating area, two windows to rear aspect, French doors to rear garden, ceiling light point over dining table area, ceiling recessed lighting to the kitchen area, two radiators.



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UTILITY ROOM

7' 2" x 6' 9" (2.18m x 2.06m)

Having counter top with base level storage unit beneath, larder style unit, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted Potterton gas central heating boiler, ceiling light point, extractor fan, part glazed entrance door, ceiling light point.

FIRST FLOOR LANDING

Having stairs rising from entrance hall, ceiling light point, access to roof space, airing cupboard housing the hot water cylinder.

BEDROOM ONE

15' 2" (maximum measurement) x 11' 4" (maximum measurement) (4.62m x 3.45m)

Having two windows to front aspect, radiator, ceiling light point, built-in wardrobes with mirrored sliding doors and hanging rails and shelving within.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, shower cubicle with wall mounted mains fed shower and tiling within. Ceiling recessed light, extractor fan, heated towel rail.

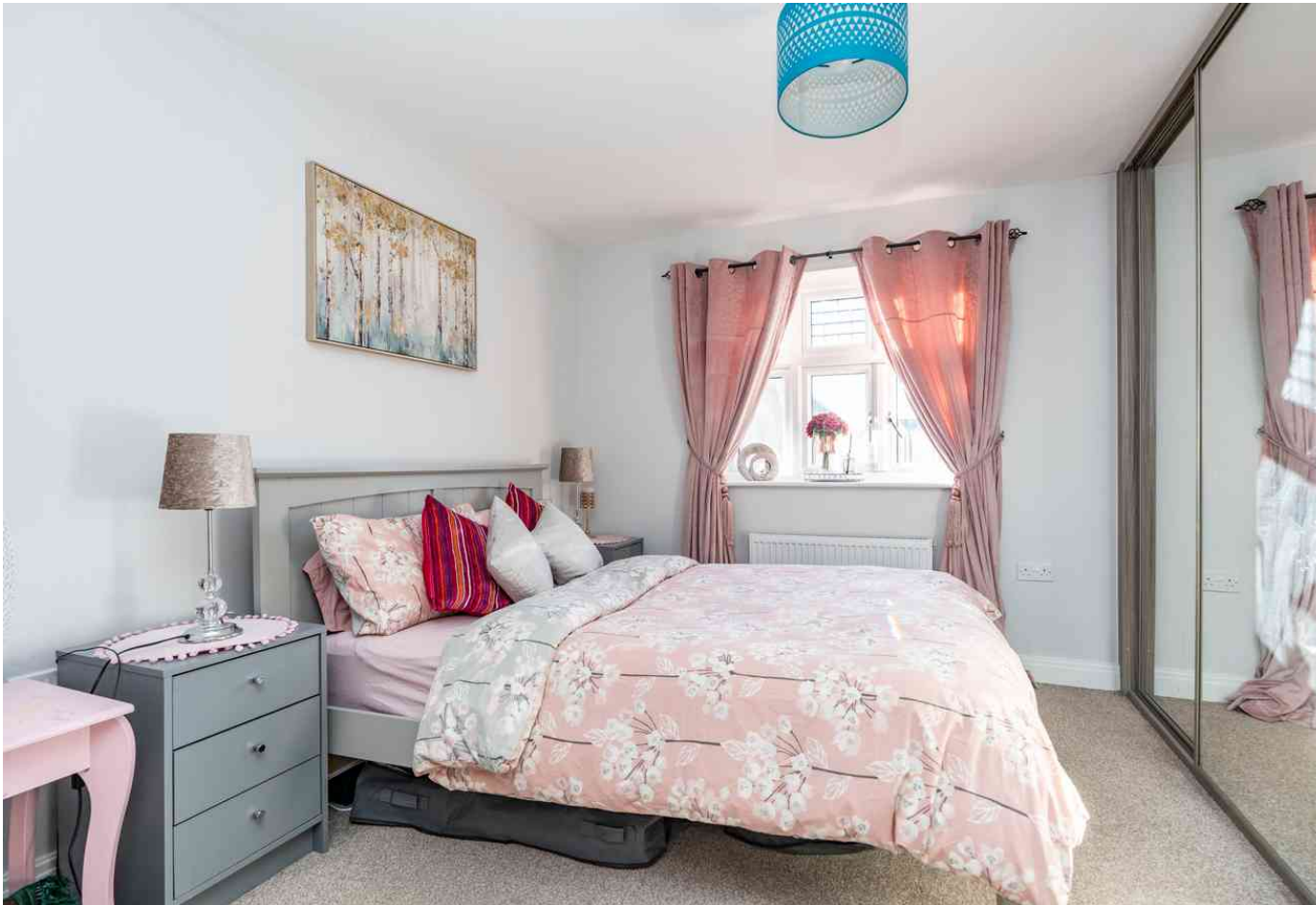
BEDROOM TWO

11' 4" (maximum measurement) x 8' 9" (maximum measurement) (3.45m x 2.67m)

Having window to front aspect, radiator, ceiling light point, built-in wardrobe with sliding mirrored doors and hanging rail and shelving within.



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EN-SUITE SHOWER ROOM

Having a three piece suite comprising wash hand basin with vanity beneath, WC with concealed cistern, shower cubicle with wall mounted mains fed shower within. Tiled splashbacks, ceiling recessed lighting, extractor fan, heated towel rail, obscure glazed window, electric shaver point.

BEDROOM THREE

10' 5" (maximum measurement) x 10' 9" (maximum measurement excluding entrance area) (3.17m x 3.28m)
Having window to rear aspect, ceiling light point, radiator.

BEDROOM FOUR

8' 8" (maximum measurement) x 7' 5" (maximum measurement) (2.64m x 2.26m)
Currently used as a study and having window to rear aspect, radiator, ceiling light point.

FAMILY BATHROOM

8' 7" (maximum measurement) x 8' 5" (maximum measurement) (2.62m x 2.57m)
Having panelled bath with mixer tap and wall mounted mains fed shower and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, tiled splashbacks, electric shaver point, ceiling recessed lighting, extractor fan, heated towel rail, obscure glazed window to rear aspect.



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EXTERIOR

To the front, the property has wrought iron railings to the front boundary and paved access leading to the front entrance door. Vehicular access is to the rear of the property and a driveway provides parking space as well as access to the double garage.

The rear garden is laid to a paved patio seating area, leading the remainder which is predominantly laid to lawn. The garden is fully enclosed.

DOUBLE GARAGE

18' 5" x 17' 2" (5.61m x 5.23m)

Having two up and over doors, personnel door, served by power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected. Prospective purchasers should be aware that there is a service charge of £?? for the ongoing maintenance and upkeep of communal areas, greens spaces, roads and lighting.

REFERENCE

26955115/22112023/THE



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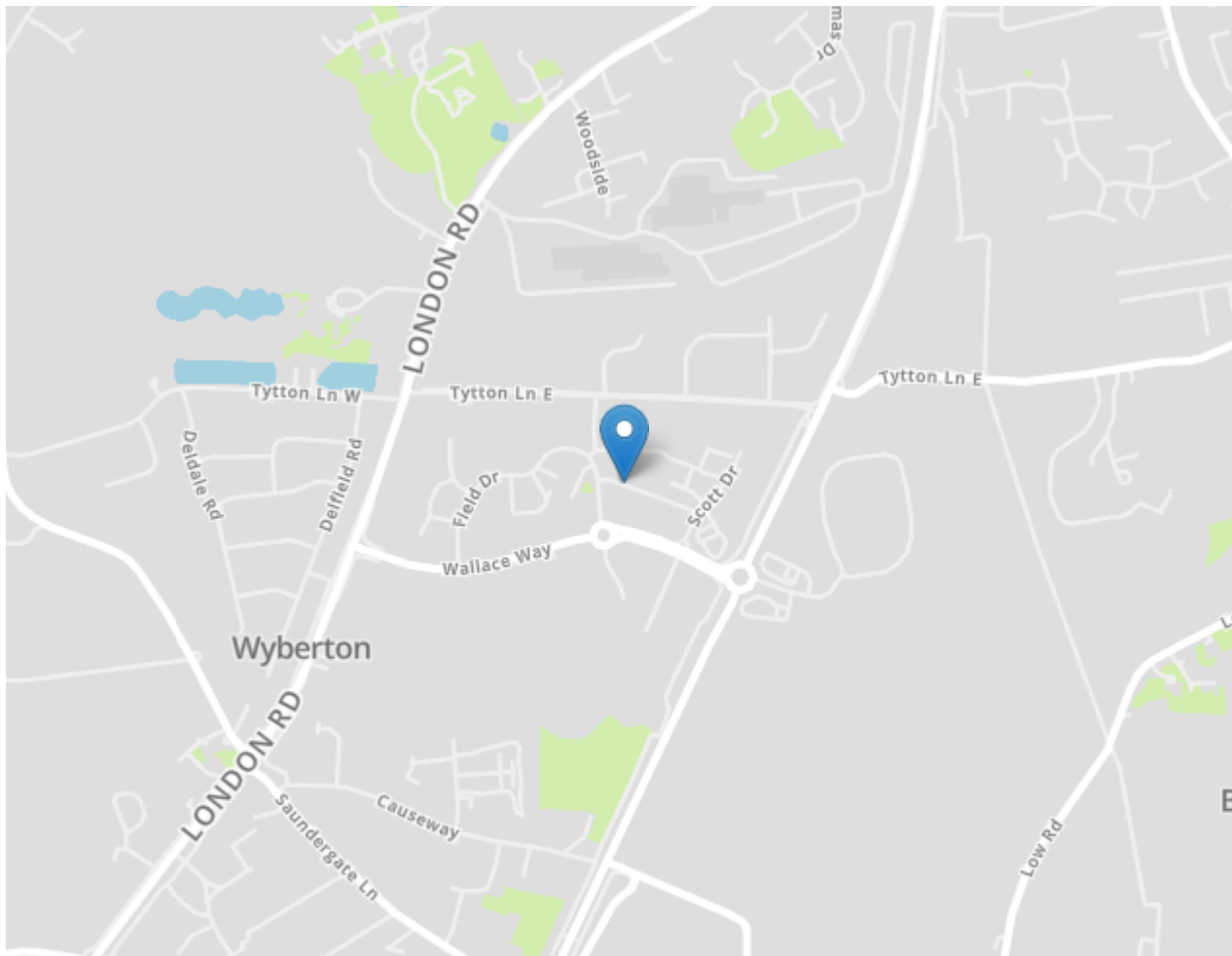
AGENT'S NOTES

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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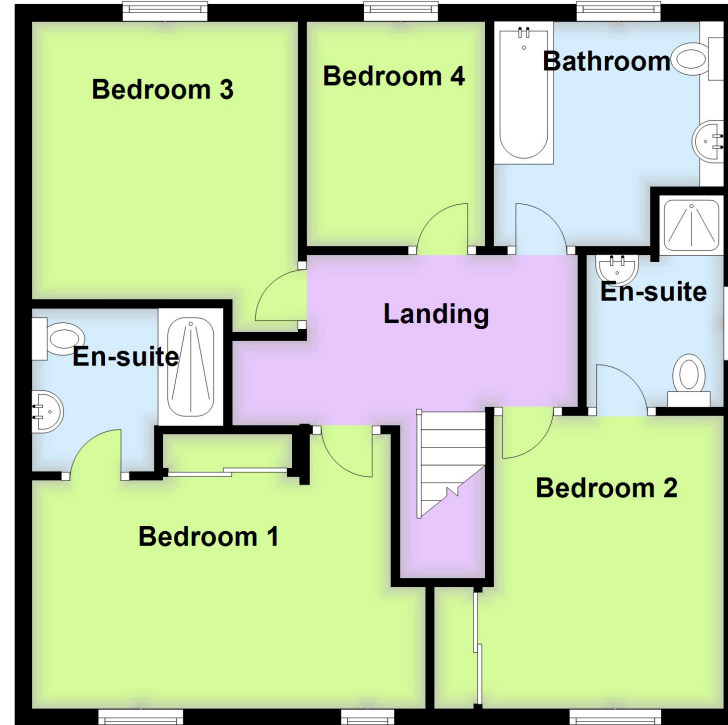
Ground Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.2 sq. feet)



Total area: approx. 132.4 sq. metres (1424.7 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+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	