



£185,000

6 Council Houses, Main Road, Wigtoft, Boston, Lincolnshire PE20 2PA

SHARMAN BURGESS

**6 Council Houses, Main Road, Wigtoft,
Boston, Lincolnshire PE20 2PA
£185,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, radiator, door to: -

LOUNGE

14' 5" (maximum) x 13' 6" (maximum including chimney breast and recess) (4.39m x 4.11m)

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

A semi-detached property with a good sized driveway and an approximate south facing rear garden. Accommodation comprises an entrance hall, lounge, modern kitchen, ground floor bathroom and three bedrooms to the first floor. Further benefits include uPVC double glazing and field views to the rear.



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KITCHEN

11' 10" (maximum taken into entrance area) x 9' 9" (maximum) (3.61m x 2.97m)

Having a modern fitted kitchen comprising counter tops with inset sink and drainer and mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated electric hob, integrated dishwasher, plumbing for automatic washing machine, integrated waist height oven and grill, window to rear elevation, ceiling light point, radiator (kitchen appliances may be available).

SIDE ENTRANCE LOBBY

With obscure glazed side entrance door, under stairs storage cupboard with obscure glazed window and ceiling light point within.

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric shower above and fitted shower screen, wash hand basin with mixer tap and vanity beneath, push button WC, tiled floor, fully tiled walls, radiator, obscure glazed window to rear elevation, ceiling light point.

FIRST FLOOR LANDING

Having window to side elevation, access to loft space, ceiling light point.

BEDROOM ONE

17' 0" (maximum into recess and including chimney breast) x 10' 7" (maximum) (5.18m x 3.23m)

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



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BEDROOM TWO

13' 9" x 8' 3" (maximum) (4.19m x 2.51m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder and air source heat pump controls.

BEDROOM THREE

10' 5" (maximum) x 8' 3" (3.17m x 2.51m)

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

EXTERIOR

To the front, the property is approached over a dropped kerb leading to gravelled driveway which provides ample off road parking.

REAR GARDEN

The property benefits from an approximate south facing garden which is initially laid to a raised decked seating area providing entertaining space. There is a good sized lean-to timber garden store served by power and lighting and personnel door. The garden continues to the rear and is predominantly laid to lawn and enclosed by fencing, with open field views to the rear. To the bottom left hand corner of the garden is a larger detached timber workshop which is served by power and lighting and personnel door.

SERVICES

Mains electricity, water and drainage are connected. The property is served by an air source heat pump and owned solar panels. The Vendor also advised the Agent that the broadband speed is particularly strong.

REFERENCE

11082025/29407096/WAL



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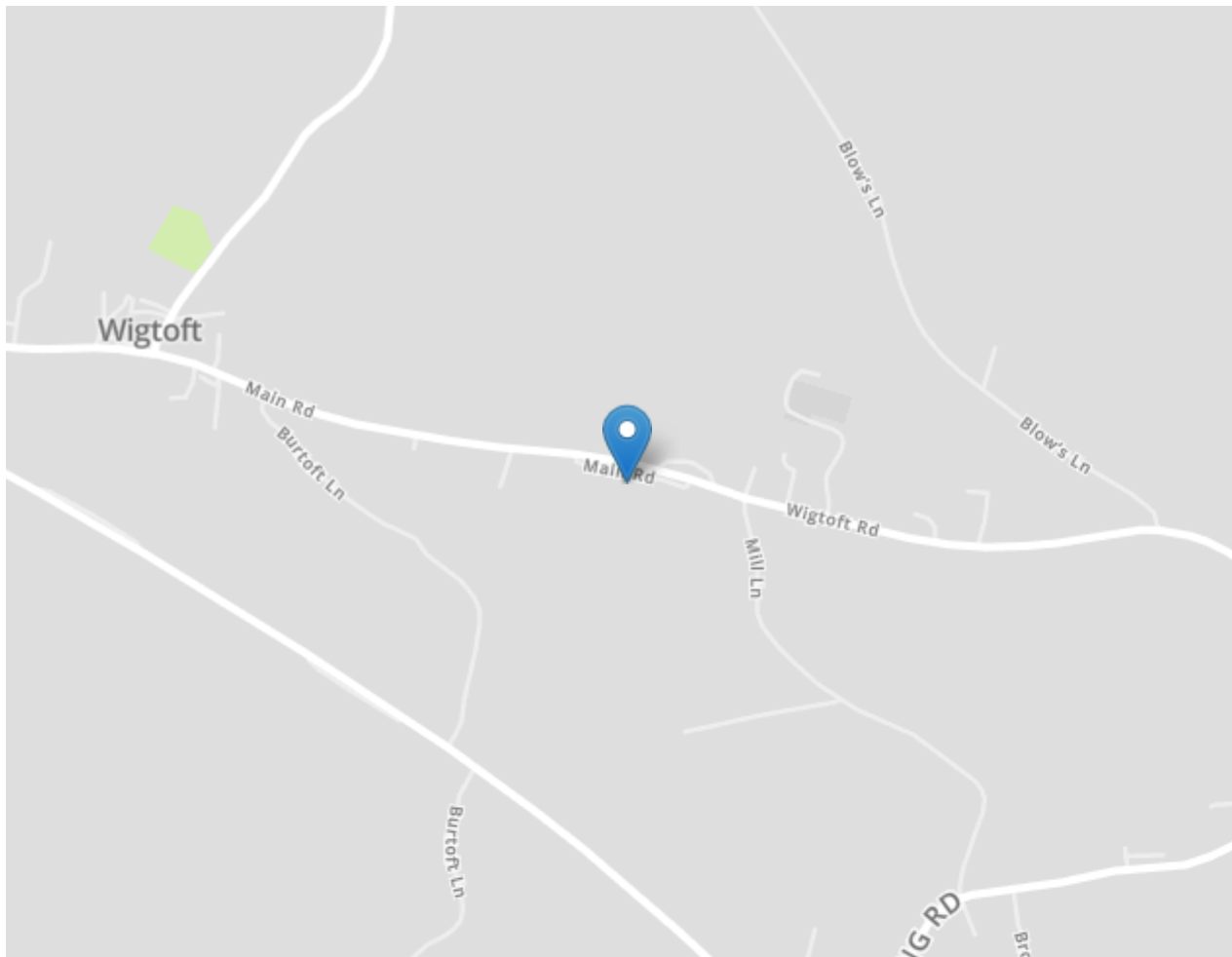
AGENT'S NOTES

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.

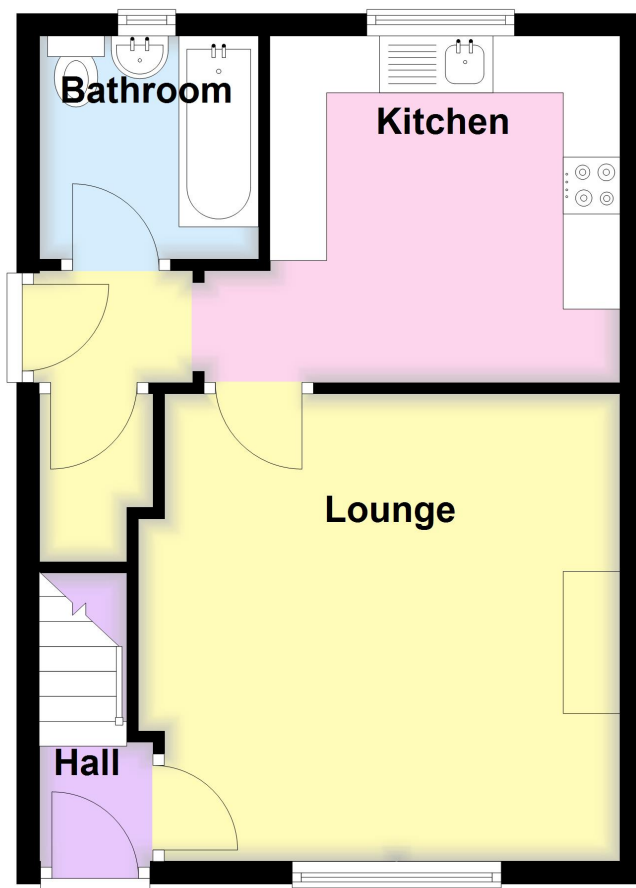
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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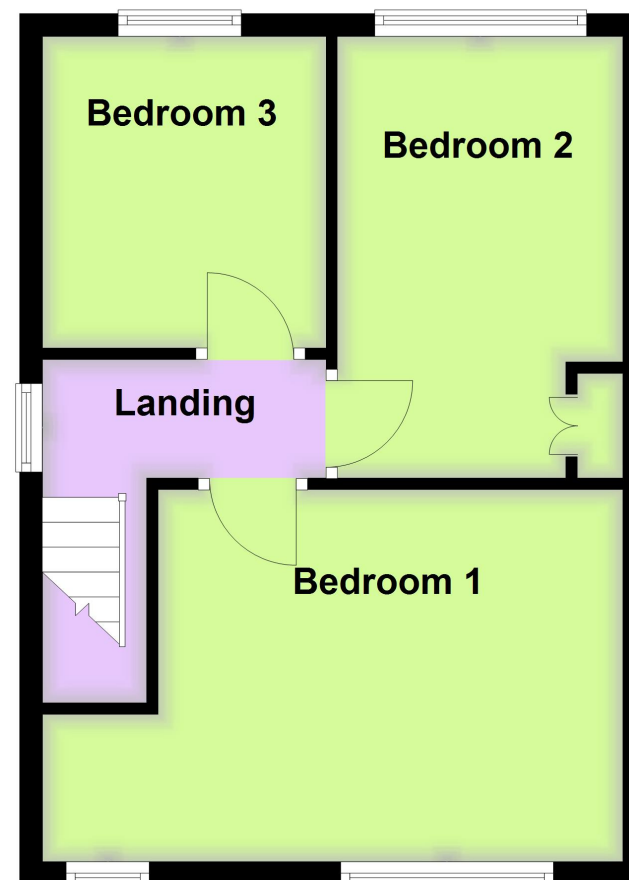
Ground Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



Total area: approx. 75.8 sq. metres (816.1 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	73	79
(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	