



£465,000

The Lodge Tytton Lane East, Wyberton, Boston, Lincolnshire PE21 7HT

SHARMAN BURGESS

**The Lodge Tytton Lane East, Wyberton,
Boston, Lincolnshire PE21 7HT
£465,000 Freehold**

ACCOMMODATION

UTILITY ROOM

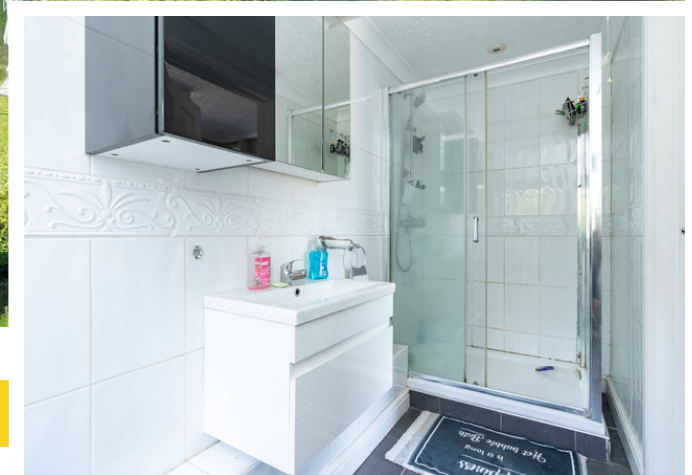
11' 5" x 5' 5" (3.48m x 1.65m)

Having partially obscure glazed rear entrance door, counter tops, base level storage units, plumbing for automatic washing machine, dual aspect windows, extractor fan, coved cornice, ceiling mounted strip light, radiator, electric fuse box.

GROUND FLOOR SHOWER ROOM

Having a three piece suite comprising shower cubicle with wall mounted mains fed shower within, wash hand basin with mixer tap and storage beneath and wall mounted medicine cabinet above, push button WC, tiled floor, fully tiled walls, coved cornice, ceiling light point, extractor fan, heated towel rail, obscure glazed window to rear aspect.

A large detached property situated in a fantastic location, with south facing rear gardens and views over open countryside. The property has flexible ground floor living accommodation comprising a utility room, ground floor shower room, breakfast kitchen, lounge diner, inner lobby area, playroom/garden room and an office which could be used a ground floor fourth bedroom. To the first floor are three further bedrooms and a family bathroom. The property benefits from a large driveway providing ample off road parking and gas central heating.



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BREAKFAST KITCHEN

16' 2" x 13' 3" (4.93m x 4.04m) (both maximum measurements)
 Having counter tops, Belfast style sink with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units, space for standard height fridge or freezer, plumbing for dishwasher, space for cooker, window to side aspect, ceiling mounted strip light, ceiling light point, wall mounted gas central heating boiler, wood effect laminate flooring, stairs rising to first floor, under stairs storage cupboard. Archway through to: -

INNER LOBBY AREA

With radiator, window to side aspect, coved cornice, ceiling light point, doors to: -

CLOAK CUPBOARD

With coved cornice, lighting and shelving within.

OFFICE/BEDROOM FOUR

14' 6" x 10' 4" (4.42m x 3.15m)
 Having window to rear aspect overlooking the garden, radiator, coved cornice, two ceiling light points, access to roof space with loft ladder, partially obscure glazed stable style door leading to the exterior.

LOUNGE DINER

21' 6" x 14' 7" (maximum measurements into windows) (6.55m x 4.45m)
 Accessed from the Kitchen. Having two windows to front aspect, two radiators, coved cornice, two ceiling light points, electric fireplace with fitted hearth, inset and display surround, TV aerial point, wiring for satellite TV.

PLAY ROOM/GARDEN ROOM

10' 9" x 9' 7" (3.28m x 2.92m)
 Having French doors to the rear aspect, window to side aspect, ceiling light point incorporating fan.



**SHARMAN
BURGESS** Est 1996

STAIRS & FIRST FLOOR LANDING

Having staircase rising from the Kitchen. Having radiator, window, ceiling light point and access to roof space.

BEDROOM ONE

14' 2" x 10' 4" (4.32m x 3.15m) (both maximum measurements)

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

BEDROOM TWO

14' 7" x 10' 7" (4.45m x 3.23m) (both maximum measurements)

Having window to front aspect, radiator, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving.

BEDROOM THREE

13' 0" x 7' 7" (3.96m x 2.31m)

Having window to rear aspect, radiator, ceiling light point, built-in over stairs storage with hanging rail within.

BATHROOM

Having a three piece suite comprising WC, bath, wash hand basin, fully tiled walls, extractor fan, radiator, ceiling light point, window.

EXTERIOR

The property benefits from a large well presented gardens and is accessed over a driveway with five bar gate which provides off road parking and hardstanding. The front garden has Laurel hedging to the front boundary, a mature shrub border and lawned area. The approximate south facing rear garden initially comprises a paved patio seating area, with the remainder of the garden being predominantly laid to lawn, with flower and shrub borders. The gardens are enclosed to the majority by hedging with fencing set within and served by an outside tap and lighting. The garden also houses a large timber shed providing additional storage space.

DETACHED OUTBUILDING

Of block and rendered construction with tiled roof. Served by power and lighting, having window and workbench within.

SERVICES

Mains gas, electricity and water are connected to the property. Drainage is to a septic tank.

REFERENCE

25206457/06062023/ROW



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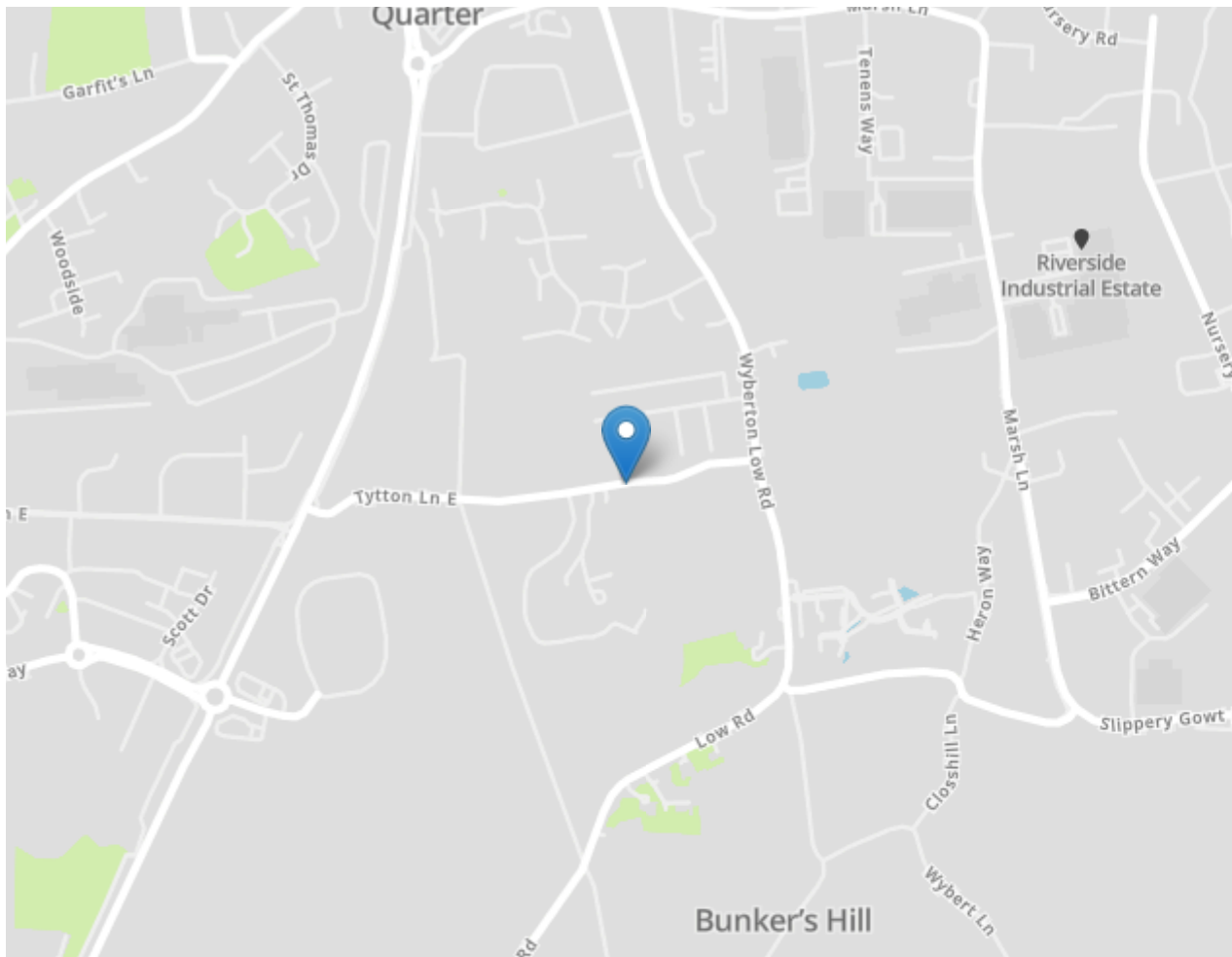
AGENT'S NOTES

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.

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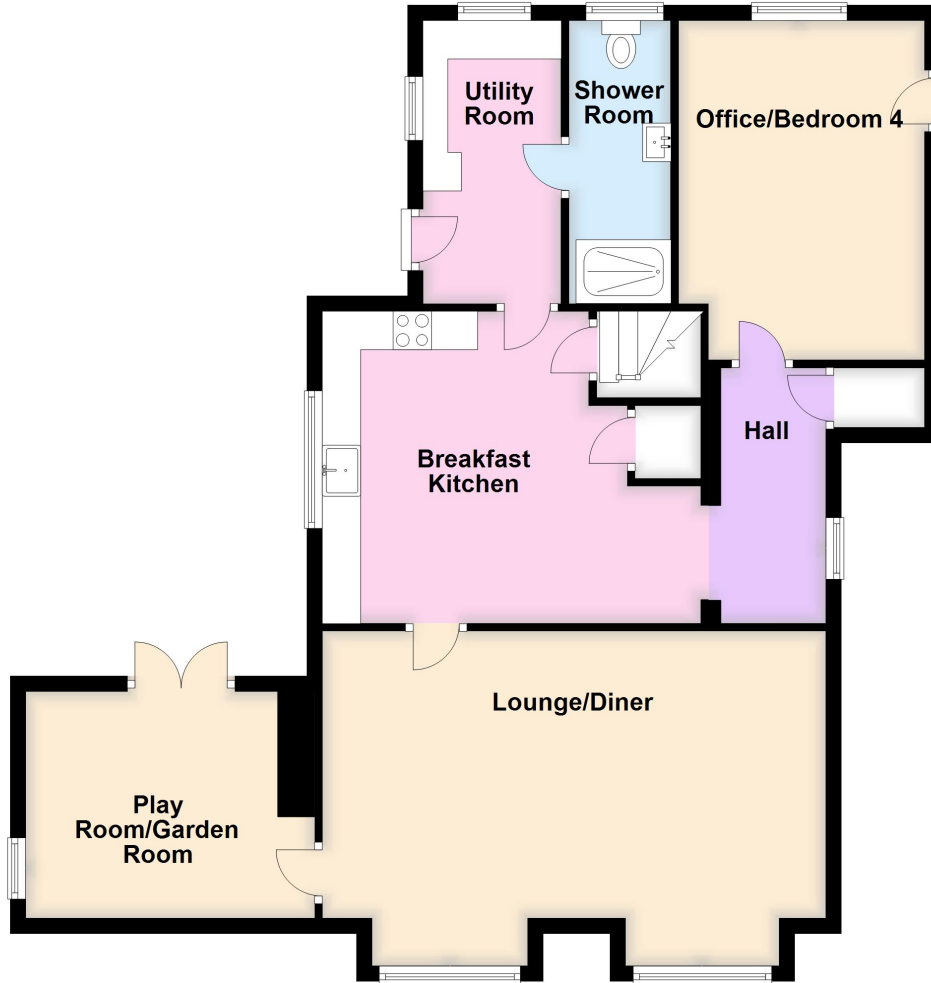
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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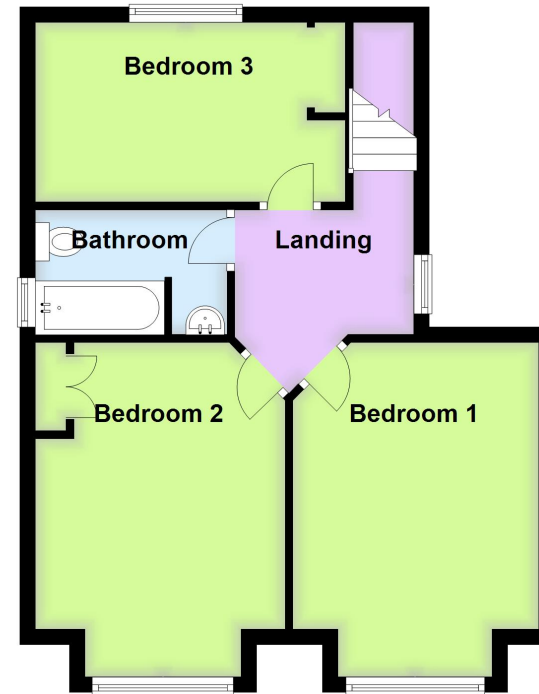
Ground Floor

Approx. 92.2 sq. metres (992.9 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



Total area: approx. 139.5 sq. metres (1502.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	