



£264,950

4 Irby Street, Boston, Lincolnshire PE21 8SA

SHARMAN BURGESS

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£264,950 Freehold

ACCOMMODATION

ENTRANCE PORCH

Having side entrance door, decorative tiled flooring, further obscure glazed door with coloured glass and leaded light detailing and matching side panels leading into the: -

ENTRANCE HALL

Having radiator, wall mounted coat hooks, coved cornice, ceiling light point, under stairs storage cupboard.

A highly impressive detached home which is extremely well presented throughout and benefits from good sized attractive gardens to the rear. The accommodation comprises an entrance porch, entrance hall, ground floor cloakroom, living room, open plan living area incorporating sitting room, dining and kitchen areas. To the first floor are three double bedrooms, family bathroom and separate WC. Benefitting from a single garage, gas central heating and being extremely well presented throughout.



SHARMAN BURGESS



LIVING ROOM

14' 8" (maximum measurement including bay window) x
11' 2" (maximum measurement including chimney breast)
(4.47m x 3.40m)

Having feature bay window to front aspect, radiator, coved cornice, ceiling light point.

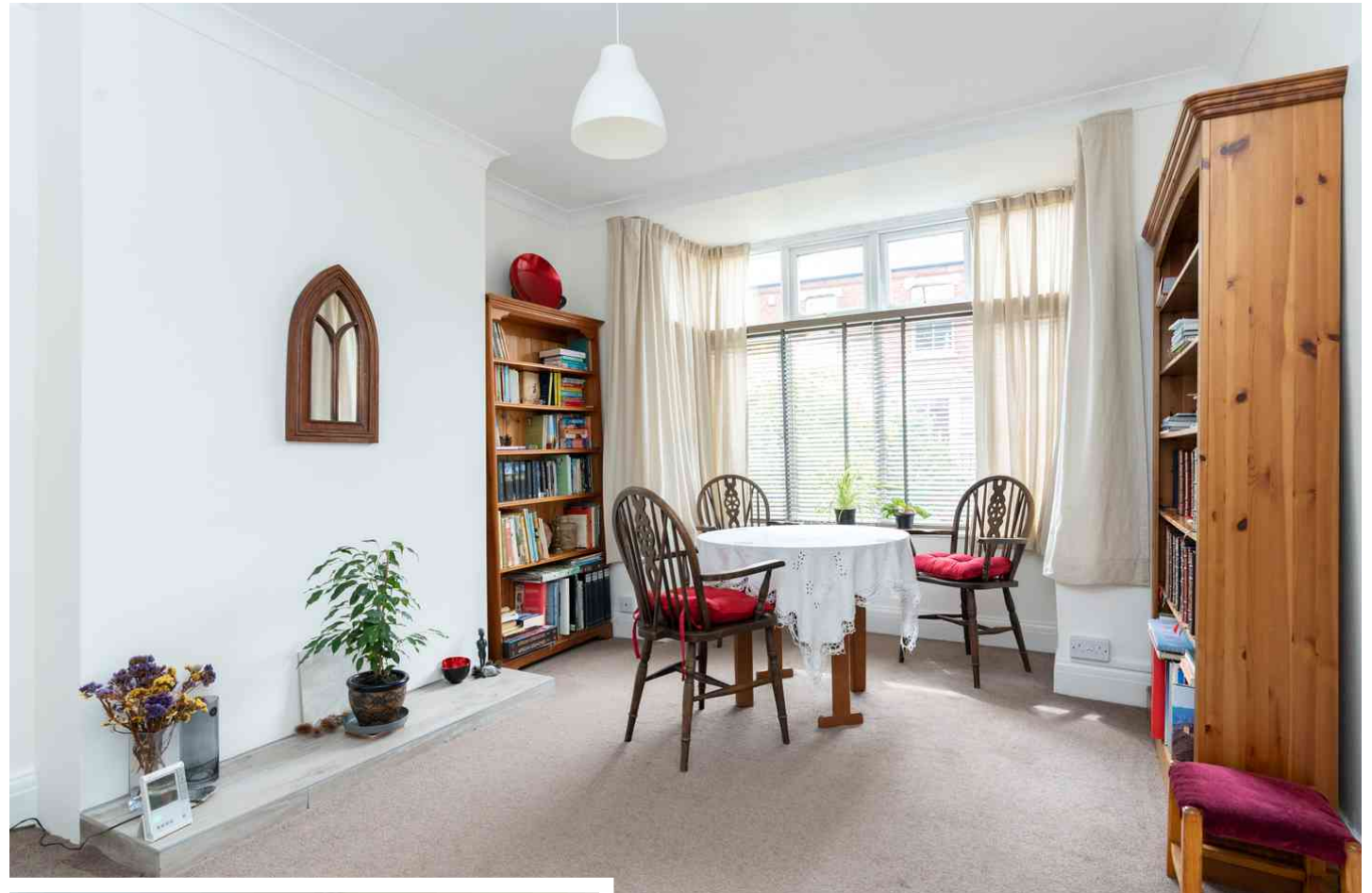
OPEN PLAN LIVING KITCHEN & DINING AREA

SITTING ROOM AREA

11' 5" (maximum measurement) x 15' 6" (maximum
measurement including bay window) (3.48m x 4.72m)

Having radiator, coved cornice, ceiling light point, feature
bay window to rear aspect enjoying views over the garden,
exposed wooden flooring, bioethanol log effect living flame
fireplace (to be included within the sale) and tiled hearth.

Open plan through to: -



**SHARMAN
BURGESS** Est 1996

KITCHEN DINER AREA

27' 9" x 8' 4" (8.46m x 2.54m) (both maximum measurements)

The dining section benefits from tiled flooring, radiator, wall mounted lighting, coved cornice, ceiling light point above dining table area. The tiled flooring continues into the kitchen area to where there is a well appointed fitted kitchen comprising counter tops, stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units including obscure glazed cabinets. Space for twin height fridge freezer, integrated electric oven, four ring gas hob and illuminated stainless steel fume extractor above, plumbing for dishwasher, two Velux windows, French doors leading to the rear garden, radiator, recessed ceiling lighting, additional window to rear aspect, door to: -



GROUND FLOOR CLOAKROOM

Having a two piece suite comprising a wash hand basin with mixer tap and vanity unit beneath with matching eye level wall unit, tiled splashback, push button WC, tiled floor, radiator, ceiling recessed lighting, extractor fan, obscure glazed window to rear, plumbing for automatic washing machine.

STAIRS & LANDING

Having a return staircase rising from the entrance hall, radiator to mid landing. The first floor landing benefits from a large feature window to the side aspect, coved cornice, ceiling light point. Double doors to walk-in airing cupboard with wall mounted coat hooks, wall mounted lighting, hot water cylinder, wall mounted Worcester gas central heating boiler and controls for roof mounted solar panels which aid the water heating system.



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BEDROOM ONE

12' 10" x 10' 10" (3.91m x 3.30m) (both maximum measurements)

Having window to rear aspect, exposed wooden flooring, radiator, coved cornice, ceiling light point.

BEDROOM TWO

11' 2" x 11' 10" (3.40m x 3.61m) (both maximum measurements)

Having window to front aspect, radiator, coved cornice, ceiling light point, exposed wooden flooring.

BEDROOM THREE

11' 10" x 8' 9" (3.61m x 2.67m) (both maximum measurements)

Having window to front aspect, radiator, coved cornice, ceiling light point, exposed wooden flooring.

FAMILY BATHROOM

8' 4" x 6' 0" (2.54m x 1.83m)

Having obscure glazed window, pedestal wash hand basin with mixer tap, free standing roll top bath with mixer tap and hand held shower attachment, shower cubicle with wall mounted mains fed shower and fitted shower screen, heated towel rail, walls tiled to approximately two thirds height to the majority, ceiling light point, extractor fan.

SEPARATE WC

Having push button WC, walls tiled to approximately two thirds height, obscure glazed window, ceiling light point.



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EXTERIOR

To the front, the property has wrought iron double gated access leading to the granite gravelled driveway which provides off road parking as well as vehicular access to the integral garage. The front garden is predominantly low maintenance with paved areas and has side gated access leading to the rear garden.

INTEGRAL GARAGE

15' 0" x 8' 5" (4.57m x 2.57m)

Having up and over door with coloured glass and leaded light detailing above. Served by power and lighting.

REAR GARDEN

An undoubted highlight of this property are the gardens extending to the rear, which are extremely well presented by the current vendor. Initially comprising a paved patio seating area leading to a large central shaped lawn, flanked on either side by well stocked flower and shrub borders. The garden is fully enclosed by fencing and is served by external power, tap and lighting. The garden benefits from a timber tool shed and a potting shed which are to be included within the sale.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The property is also served by two solar panels which are situated on the roof and aid the hot water.

REFERENCE

26285899/18052023/MAC



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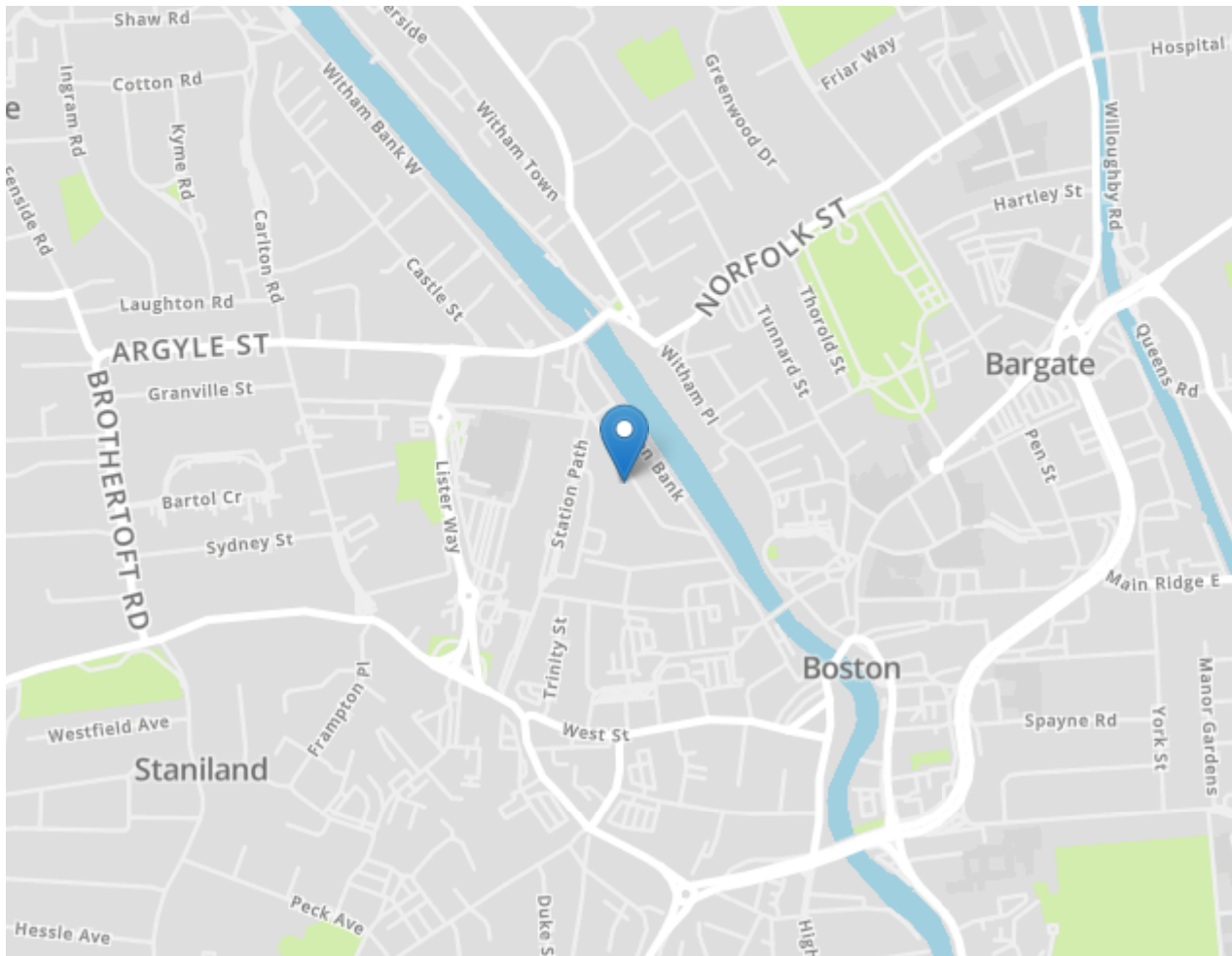
AGENT'S NOTES

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.

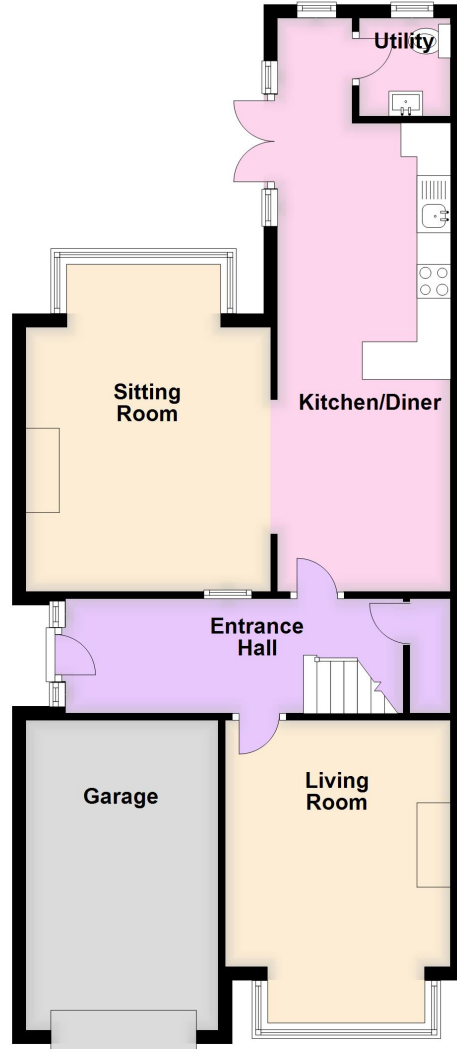
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

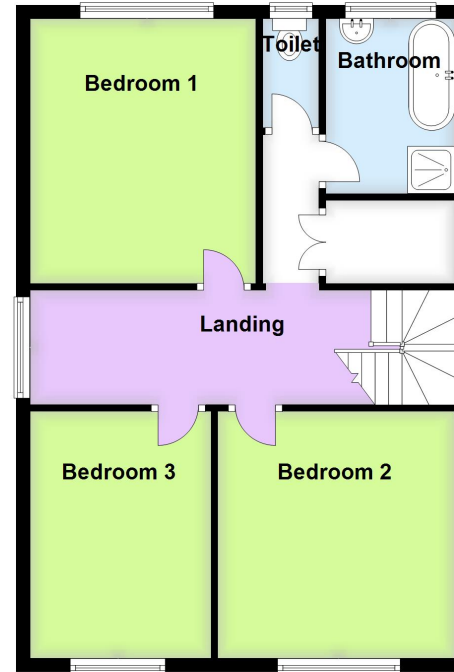


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Ground Floor
Approx. 75.1 sq. metres (808.4 sq. feet)



First Floor
Approx. 59.8 sq. metres (643.2 sq. feet)



Total area: approx. 134.9 sq. metres (1451.7 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		
(55-68)	D		
(39-54)	E	44	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	