



£289,950

23 Amos Way, Sibsey, Boston, Lincolnshire PE22 0SD

SHARMAN BURGESS

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£289,950 Freehold

ACCOMMODATION

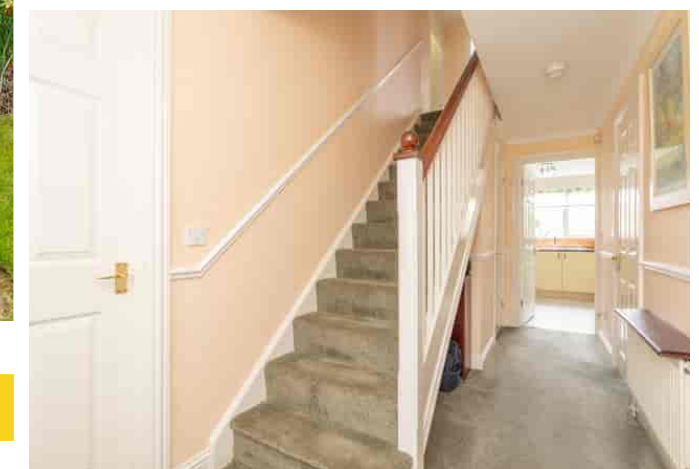
ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, staircase leading off, radiator, dado rail, coved cornice, ceiling light point.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, pedestal wash hand basin with mixer tap, heated towel rail, tiled floor, fully tiled walls, ceiling light point, extractor fan.

A fantastic family home with an approximate south facing rear garden, being well presented throughout with accommodation comprising an entrance hall, lounge, dining room, conservatory, breakfast kitchen, utility room, boiler room, ground floor cloakroom, sitting room/office. To the first floor are four bedrooms arranged off a landing, en-suite to bedroom one and a family bathroom. Further benefits include a driveway providing off road parking, enclosed rear garden, gas central heating and uPVC double glazing.



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LOUNGE

16' 3" (maximum) x 10' 9" (maximum) (4.95m x 3.28m)

Having window to front aspect, two radiators, dado rail, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, fireplace with fitted hearth and display surround and space for electric fire. Double door through to: -

DINING ROOM

10' 0" x 9' 10" (3.05m x 3.00m)

Having radiator, dado rail, coved cornice, ceiling light point, door to breakfast kitchen, door to: -

CONSERVATORY

12' 7" (maximum) x 10' 0" (maximum) (3.84m x 3.05m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, ceiling light point incorporating fan, double doors leading to the garden.

BREAKFAST KITCHEN

15' 6" (maximum including breakfast area) x 12' 2" (maximum into recess) (4.72m x 3.71m)

Having fitted roll edge work surfaces, inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units, integrated oven and grill, four ring gas hob with fume extractor above, space for standard height fridge or freezer, dual aspect windows, radiator, two ceiling light points.



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UTILITY ROOM

4' 9" x 4' 10" (1.45m x 1.47m)

Having roll edge work surface, plumbing for washing machine, space for tumble dryer, wall mounted storage cupboard, ceiling light point, obscure glazed rear entrance door, radiator.

BOILER ROOM

Housing the wall mounted Worcester gas central heating boiler within, additional space for fridge or freezer, ceiling light point, wall mounted coat hooks.

SITTING ROOM/OFFICE

12' 10" x 8' 4" (3.91m x 2.54m)

Having window to front aspect, radiator, dado rail, coved cornice, ceiling light point.

FIRST FLOOR LANDING

Having radiator, dado rail, ceiling light point, access to roof space, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

15' 9" (maximum) x 11' 1" (maximum) (4.80m x 3.38m)

Having window to front aspect, radiator, ceiling light point, TV aerial point.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, fully tiled walls, obscure glazed window, heated towel rail, electric shaver point, extractor fan, ceiling light point.



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BEDROOM TWO

14' 3" (maximum) x 11' 7" (maximum) (4.34m x 3.53m)
Having window to front aspect, radiator, ceiling light point.

BEDROOM THREE

10' 3" (maximum) x 10' 9" (maximum) (3.12m x 3.28m)
Having window to rear aspect, radiator, ceiling light point.

BEDROOM FOUR

10' 9" (maximum) x 8' 8" (maximum) (3.28m x 2.64m)
Having window to rear aspect, radiator, ceiling light point.

FAMILY BATHROOM

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, P shaped bath with mixer tap and shower attachment and fitted shower screen, tiled floor, fully tiled walls, heated towel rail, extractor fan, ceiling light point, obscure glazed window to rear aspect.



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EXTERIOR

To the front, the property benefits from a dropped kerb leading to a driveway which provides off road parking and hard standing and is served by an electric car charging point. To either side of the driveway is a lawned area with flower and shrub borders. There is also a low level wall to the front boundary. Side gated access leads to the rear garden which has an approximate south facing aspect and initially comprises a hardstanding seating area leading to the remainder which is predominantly laid to lawn, with flower and shrub borders. The garden is enclosed by a mixture of fencing and hedging, is served by external tap and lighting and also houses a timber summerhouse which is to be included within the sale. The garden also houses a further lean-to shed providing storage and there is also a further lawned area with tree inset.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

19042024/26932547/BLA



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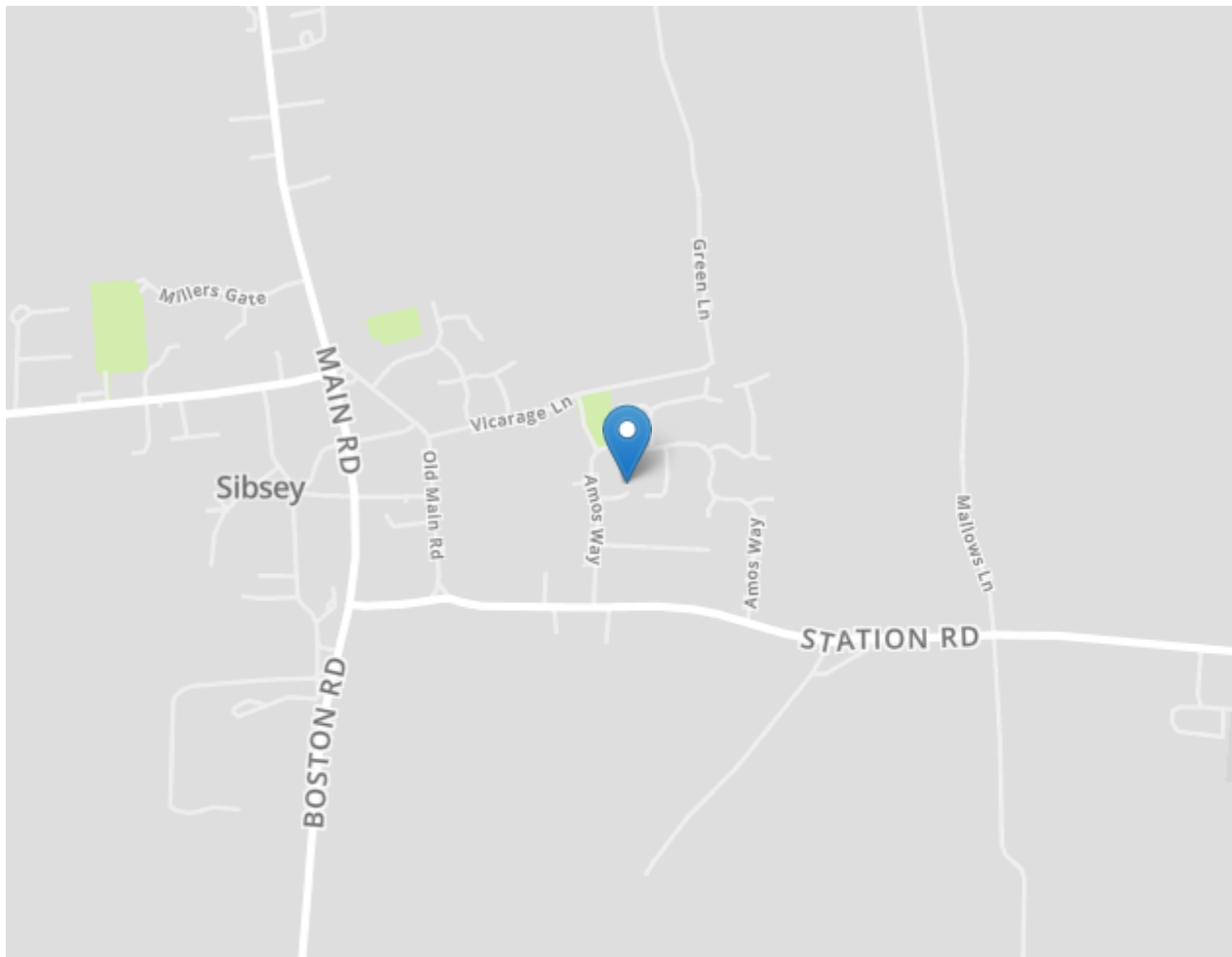
AGENT'S NOTES

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.

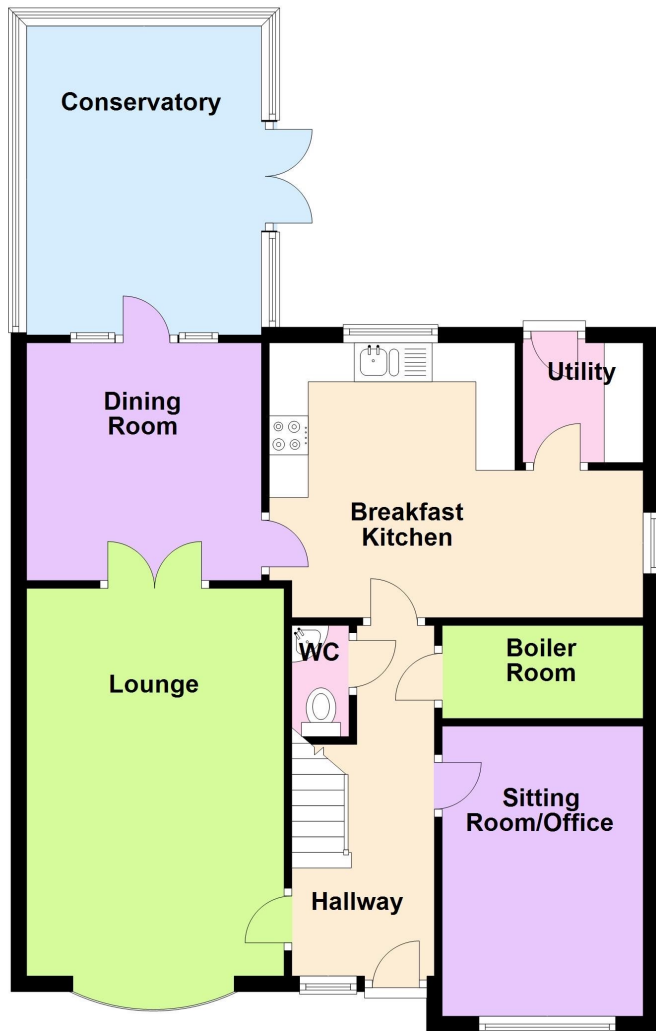
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

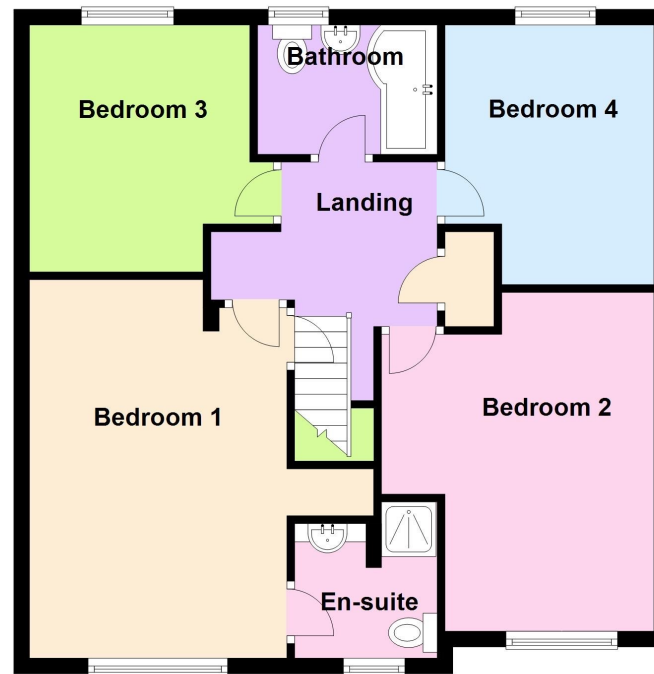


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Ground Floor
Approx. 78.0 sq. metres (839.8 sq. feet)



First Floor
Approx. 64.1 sq. metres (690.2 sq. feet)



Total area: approx. 142.1 sq. metres (1530.0 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82
England, Scotland & Wales			
		EU Directive 2002/91/EC	