



SHARMAN BURGESS
FOR SALE
01205 361161

£179,000

106 Wyberton Low Road, Boston, Lincolnshire PE21 7SA

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**106 Wyberton Low Road, Boston,
Lincolnshire PE21 7SA
£179,000 Freehold**

ACCOMMODATION

DINING ROOM

12' 7" (maximum measurement including staircase) x 10' 7" (3.84m x 3.23m)

Having partially obscure glazed side entrance door, staircase rising to first floor landing, window to side aspect, radiator, ceiling light point. Under stairs storage cupboard with wall mounted shelving, gas meter and lighting within.

LOUNGE

12' 7" (maximum measurement) x 10' 7" (3.84m x 3.23m)

Having window to front aspect, additional window to side aspect, radiator, coved cornice, ceiling light point, TV aerial point, inset display niches with lighting, telephone point.

An extended semi detached property with block paved driveway, enclosed car port and single garage beyond. Accommodation comprises a lounge, dining room, well appointed kitchen, brick and uPVC double glazed conservatory, two double bedrooms to the first floor and a four piece family bathroom. Further benefits include central heating with modern central heating boiler, uPVC double glazing and enclosed garden to the rear. Viewing highly recommended.



SHARMAN BURGESS



KITCHEN

13' 9" (maximum measurement) x 11' 7" (maximum measurement) (4.19m x 3.53m)

Having roll edge work surfaces with matching upstands, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for twin height fridge freezer, space for electric cooker, plumbing for dishwasher, breakfast bar with radiator beneath, two windows to side aspect, tiled flooring, three ceiling light points, French doors leading through to the: -

CONSERVATORY

15' 4" x 9' 3" (4.67m x 2.82m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, two radiators, wall mounted lighting, TV aerial point, power points, partially obscure glazed door leading to the driveway, double doors leading to the rear garden.

FIRST FLOOR LANDING

Having radiator, coved cornice, ceiling light point.

BEDROOM ONE

13' 7" (maximum measurement) x 11' 0" (maximum measurement into dormer window) (4.14m x 3.35m)

Having dual aspect windows, radiator, ceiling light point, two storage spaces built into the eaves.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 4" (maximum measurement) x 8' 5" (maximum measurement) (3.15m x 2.57m)
Having window to side aspect, radiator, coved cornice, ceiling light point, built-in boiler cupboard housing the Worcester combination condensing central heating boiler and slatted linen shelving within.

FAMILY BATHROOM

Having a four piece suite comprising push button WC, wood panelled bath with mixer tap and hand held shower attachment, wash hand basin with vanity unit beneath, shower cubicle with wall mounted Mira mains fed shower and fitted shower screen. Radiator, fully tiled walls, extractor fan, ceiling recessed lighting.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which extends to both the front and side of the property providing ample off road parking and hardstanding leading to the covered car port and garage. There is a low level wall to the front boundary.

The rear garden initially comprise a raised block paved patio seating area, with the remainder of the garden being predominantly laid to lawn with block paved pathway towards the left hand side leading toward a further area of hardstanding and entertaining space towards the rear section. Within the garden is a large shed which is served by power and lighting and a greenhouse of 8ft x 6ft which is to be included within the sale. The gardens are fully enclosed by fencing and served by external tap, power and lighting.

CAR PORT

Having double doors, polycarbonate roof, lighting and access beyond to the: -

GARAGE

17' 4" (approximate maximum measurement) x 9' 8" (approximate maximum measurement) (5.28m x 2.95m)

Of concrete sectional construction with up and over door. Served by power, lighting and own fuse box.

SERVICES

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

REFERENCE

27092447/09012024/SMI



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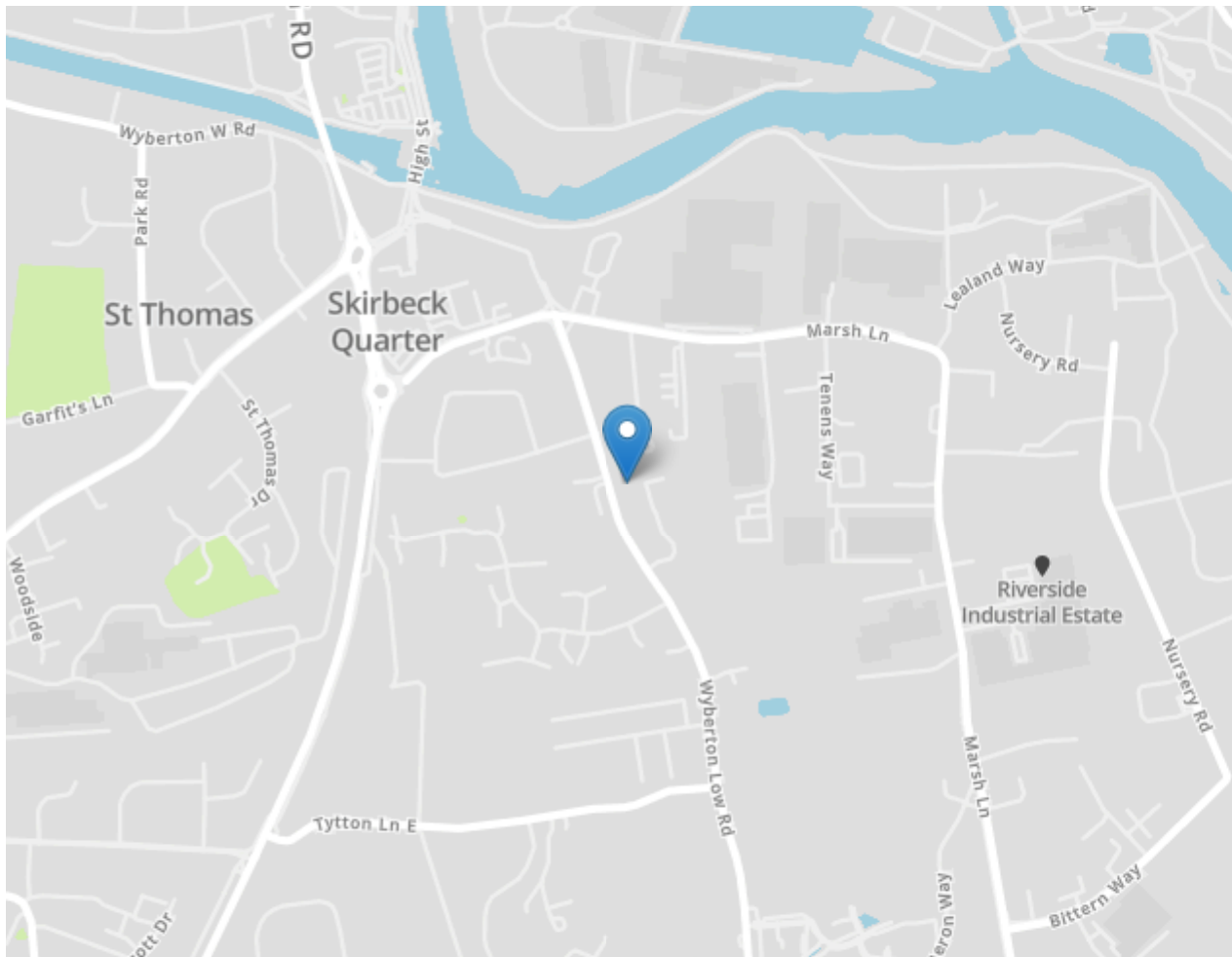
AGENT'S NOTES

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.

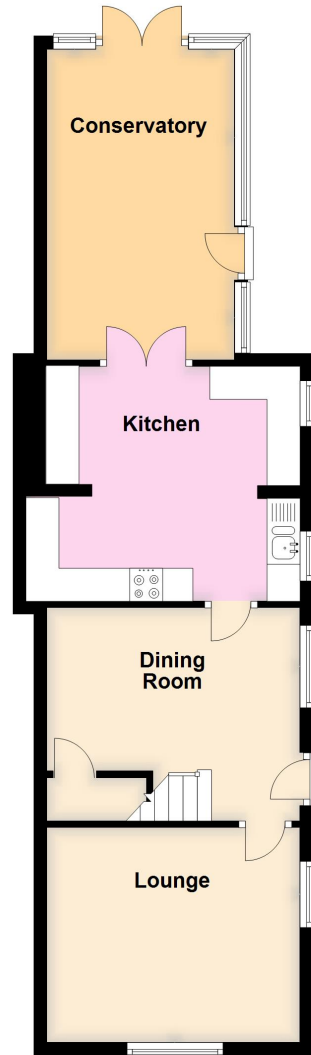
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

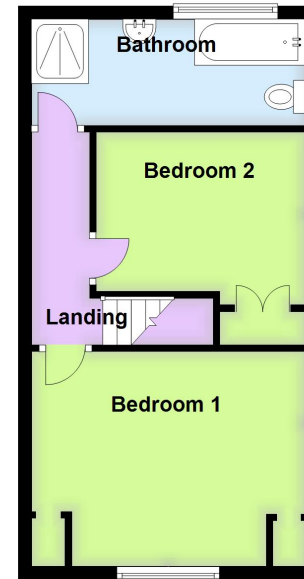


SHARMAN BURGESS

Ground Floor
Approx. 54.0 sq. metres (581.4 sq. feet)



First Floor
Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 88.4 sq. metres (951.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	