



£275,000

42 Deldale Road, Wyberton, Boston, Lincolnshire PE21 7BT

SHARMAN BURGESS

**42 Deldale Road, Wyberton, Boston,
Lincolnshire PE21 7BT
£275,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed side entrance door with obscure glazed side panel, staircase leading off, under stairs storage cupboard, radiator, coved cornice, ceiling light point, wall mounted central heating thermostat.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with vanity unit and mixer tap, WC, obscure glazed window, fully tiled walls, coved cornice, ceiling light point, radiator.

Situated in a sought after residential location is this impressive three bedroomed detached property which is immaculately presented throughout having undergone a course of modernisation and improvement by the current vendors. Accommodation comprises an entrance hall, lounge, large beautifully presented kitchen diner with integrated appliances and bi-fold doors opening into a conservatory which extends to the full width of the property. To the first floor are three bedrooms, with en-suite shower room to bedroom one and a family bathroom. Further benefits include a driveway providing ample off parking, single garage, gas central heating, uPVC double glazing, approximate westerly facing rear garden with grassed and raised decked seating areas and a covered pergola providing further sheltered seating space.



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LOUNGE

19' 5" (maximum) x 11' 9" (maximum including chimney breast) (5.92m x 3.58m)

Having two windows to front aspect, two radiators, coved cornice, two ceiling light points each with ornamental ceiling rose, TV aerial point, electric fireplace.

KITCHEN DINER

19' 5" x 9' 8" (5.92m x 2.95m)

Being fitted with a modern well appointed kitchen comprising counter tops with inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and wall mounted units, integrated dishwasher, integrated four ring gas hob with illuminated fume extractor above, integrated oven and grill, integrated microwave oven, integrated fridge and freeze, plumbing for automatic washing machine, coved cornice, ceiling recessed lighting, feature sliding window opening into the conservatory. The dining area benefits from a central ceiling light point above the dining table, coved cornice, bi-fold doors leading through to: -

CONSERVATORY

19' 2" x 10' 9" (5.84m x 3.28m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having two radiators, wall mounted lighting.

FIRST FLOOR LANDING

Having access to roof space, window to side aspect, ceiling light point, built-in boiler cupboard housing the Worcester gas combination central heating boiler.

BEDROOM ONE

19' 5" (maximum including recess and also into en-suite recess) x 9' 10" (5.92m x 3.00m)

Having two windows to rear aspect, two radiators, coved cornice, ceiling light point.

**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, shower cubicle with wall mounted mains fed shower and hand held shower attachment and fitted shower screen, wall mounted wash hand basin with mixer tap and vanity drawers beneath, coved cornice, ceiling recessed lighting, extractor fan, extended tiled splashbacks, heated towel rail.

BEDROOM TWO

12' 2" (maximum) x 10' 7" (maximum) (3.71m x 3.23m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rails and shelving within.

BEDROOM THREE

12' 2" (maximum) x 8' 6" (maximum) (3.71m x 2.59m)

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

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and a hand held shower attachment, WC, wash hand basin with mixer tap and vanity unit, radiator, fully tiled walls, coved cornice, ceiling light point, extractor fan.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which extends to the left hand side of the property and provides off road parking as well as vehicular access to the garage. Additional granite gravelled hardstanding for parking is available to the immediate front of the property.

DETACHED GARAGE

Of brick construction with fibreglass roof. Having up and over door, served by power and lighting.

REAR GARDEN

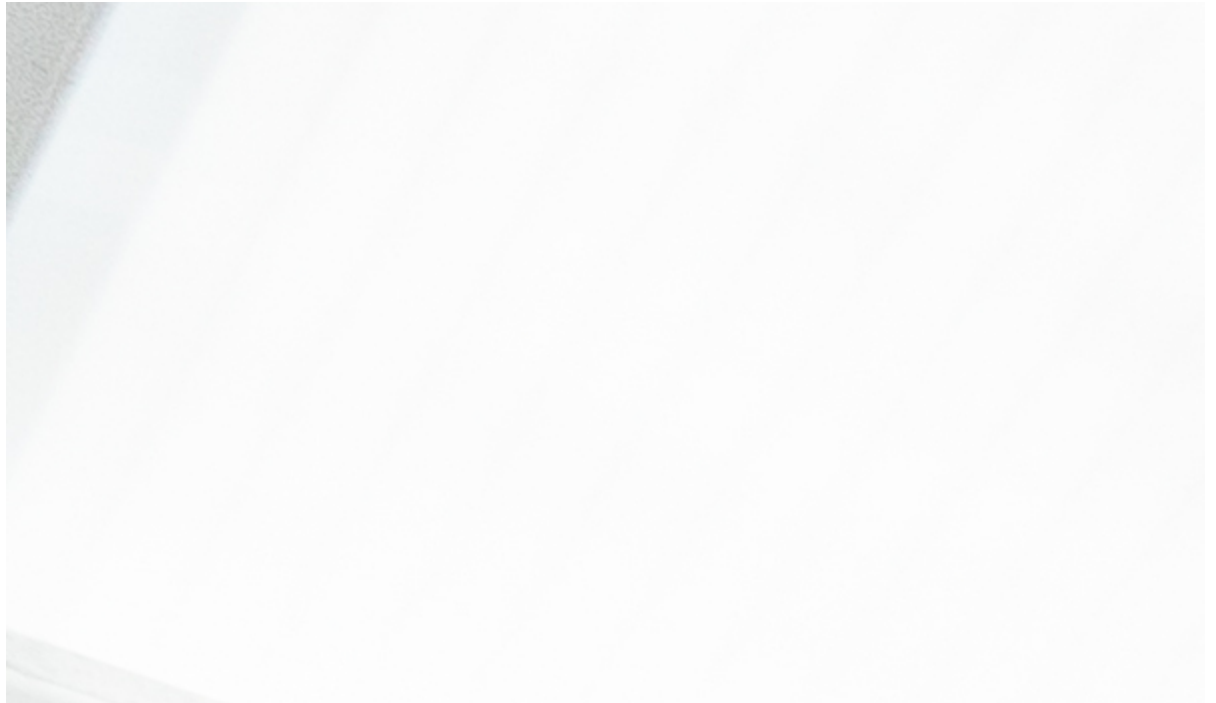
The property benefits from an enclosed rear garden with an approximate westerly facing aspect, which is well presented and comprising a large raised decked seating area providing entertaining space, with further covered pergola also providing sheltered seating. This section is served by outside power and lighting. The garden also comprises lawned areas, is served by an outside tap and is enclosed by a mixture of fencing and hedging.

SERVICES

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

REFERENCE

09052024/27598525/CHE



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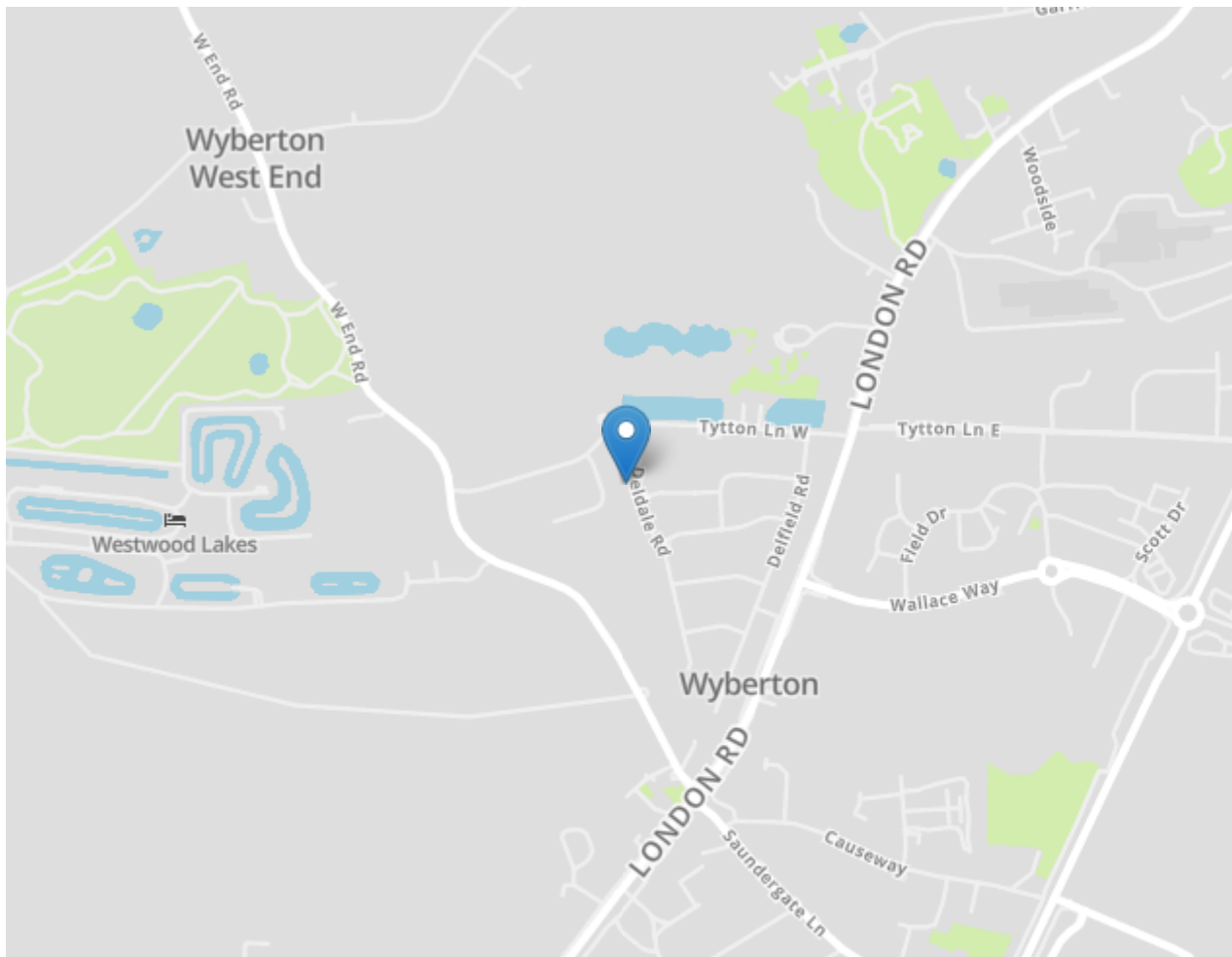
AGENT'S NOTES

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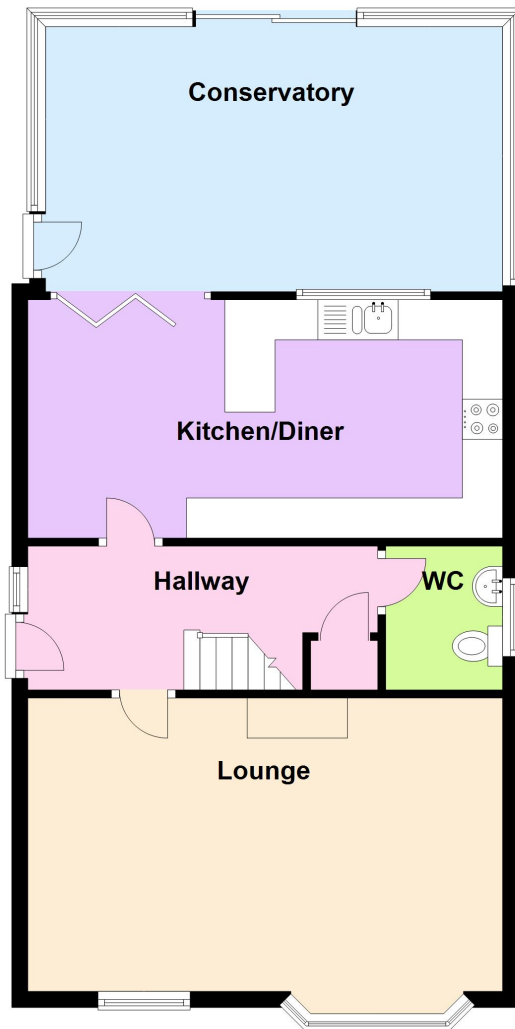
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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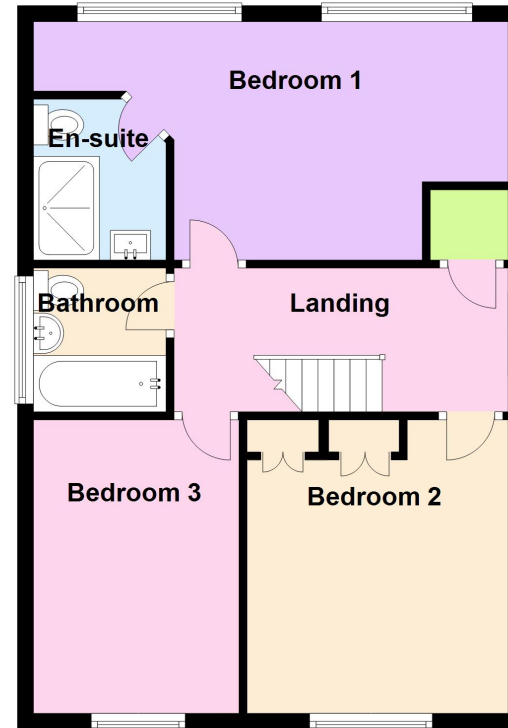
Ground Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



Total area: approx. 121.6 sq. metres (1309.3 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	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	