



SHARMAN
BURGESS
For Sale
01205 361111

£293,950

6 Thorlby Haven, Bicker, Boston, Lincolnshire PE20 3DD

SHARMAN BURGESS

**6 Thorlby Haven, Bicker, Boston,
Lincolnshire PE20 3DD
£293,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door with obscure glazed panels to either side, staircase rising to first floor landing, radiator, coved cornice, ceiling light point, wall mounted central heating thermostat.

LOUNGE

14'8" x 11'8" (4.47m x 3.56m) (both maximum measurements)
Having window to front aspect, radiator, coved cornice, ceiling light point, living flame gas fireplace with fitted hearth, inset and display surround. Obscure glazed double doors leading through to: -

A good sized detached house situated in the ever popular village of Bicker, being sold with the advantage of NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, breakfast kitchen, utility room and a ground floor cloakroom. To the first floor arranged off a landing are four double bedrooms, en-suite to bedroom one and a family bathroom. Further benefits include uPVC double glazing, gas central heating, enclosed garden to the rear and a single garage.



SHARMAN BURGESS



DINING ROOM

12' 9" x 9' 9" (3.89m x 2.97m)

Also accessed from the kitchen. Having radiator, coved cornice, ceiling light point, French doors leading to the rear garden.

BREAKFAST KITCHEN

13' 6" x 11' 8" (4.11m x 3.56m) (both maximum measurements)
Having roll edge work surfaces, inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with fume extractor above, space for standard height fridge and freezer, radiator, coved cornice, ceiling mounted strip light, window to rear aspect, under stairs storage cupboard.

UTILITY ROOM

Having plumbing for washing machine, wall mounted Viessmann gas central heating boiler, coved cornice, ceiling light point, extractor fan, obscure glazed door to rear aspect.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising pedestal wash hand basin, WC, tiled splashbacks, radiator, coved cornice, ceiling light point, obscure glazed window.

FIRST FLOOR LANDING

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

BEDROOM ONE

14' 0" x 11' 9" (4.27m x 3.58m) (both maximum measurements)
Having window to front aspect, radiator, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Having shower cubicle with wall mounted mains fed shower and fitted shower screen, pedestal wash hand basin, WC, radiator, electric shaver point, coved cornice, ceiling light point, extractor fan, obscure glazed window.

BEDROOM TWO

14' 4" x 9' 0" (4.37m x 2.74m)

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

BEDROOM THREE

10' 5" x 9' 0" (3.17m x 2.74m)

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

BEDROOM FOUR

11' 0" x 9' 9" (3.35m x 2.97m)

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

FAMILY BATHROOM

Having a three piece suite comprising bath with wall mounted mains fed shower and fitted shower screen, pedestal wash hand basin, WC, tiled splashbacks, radiator, electric shaver point, extractor fan, coved cornice, ceiling light point, obscure glazed window.

EXTERIOR

To the front, the property has a dropped kerb leading to a gravelled driveway which provides parking as well as vehicular access to the garage. The front garden is heavily planted with flowers and shrubs and benefits from pebbled borders and paved pathway leading to the front entrance door.

GARAGE

17' 4" x 8' 6" (5.28m x 2.59m)

Having electric roller door, served by power and lighting.

REAR GARDEN

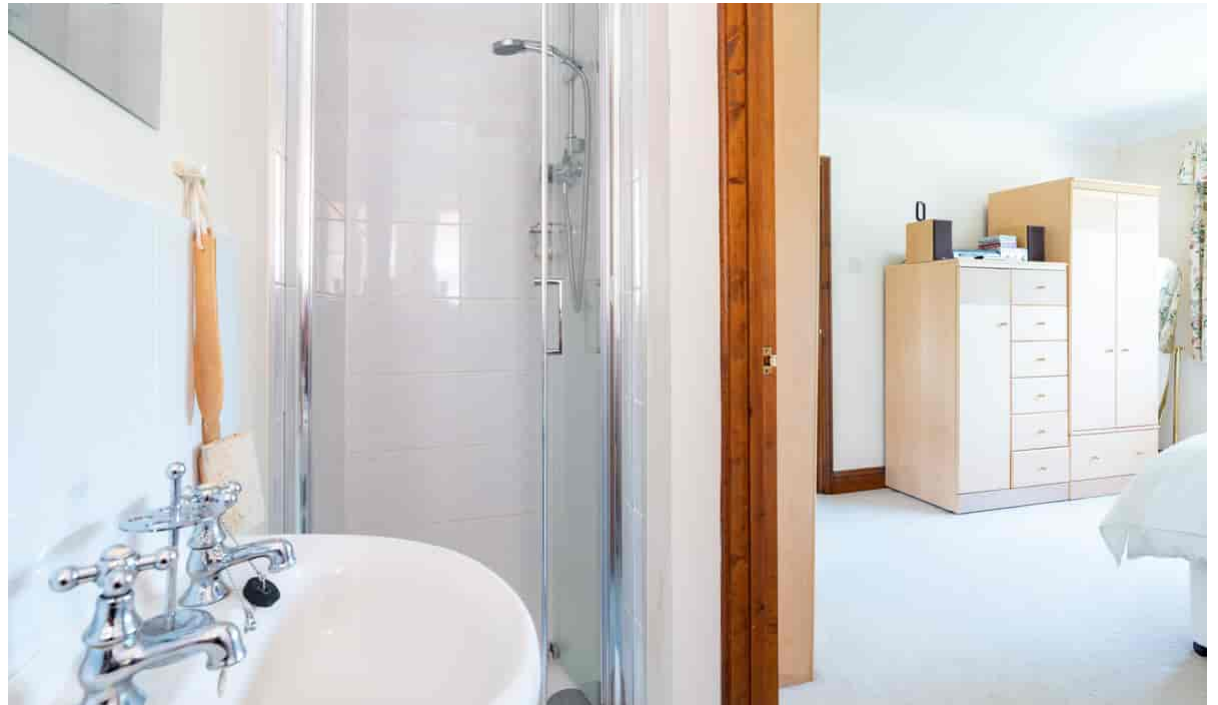
Being enclosed by fencing and having paved areas, gravelled walkways and heavily stocked flower and shrub borders. The garden is served by outside tap and lighting.

SERVICES

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

REFERENCE

26234828/03052023/PAI



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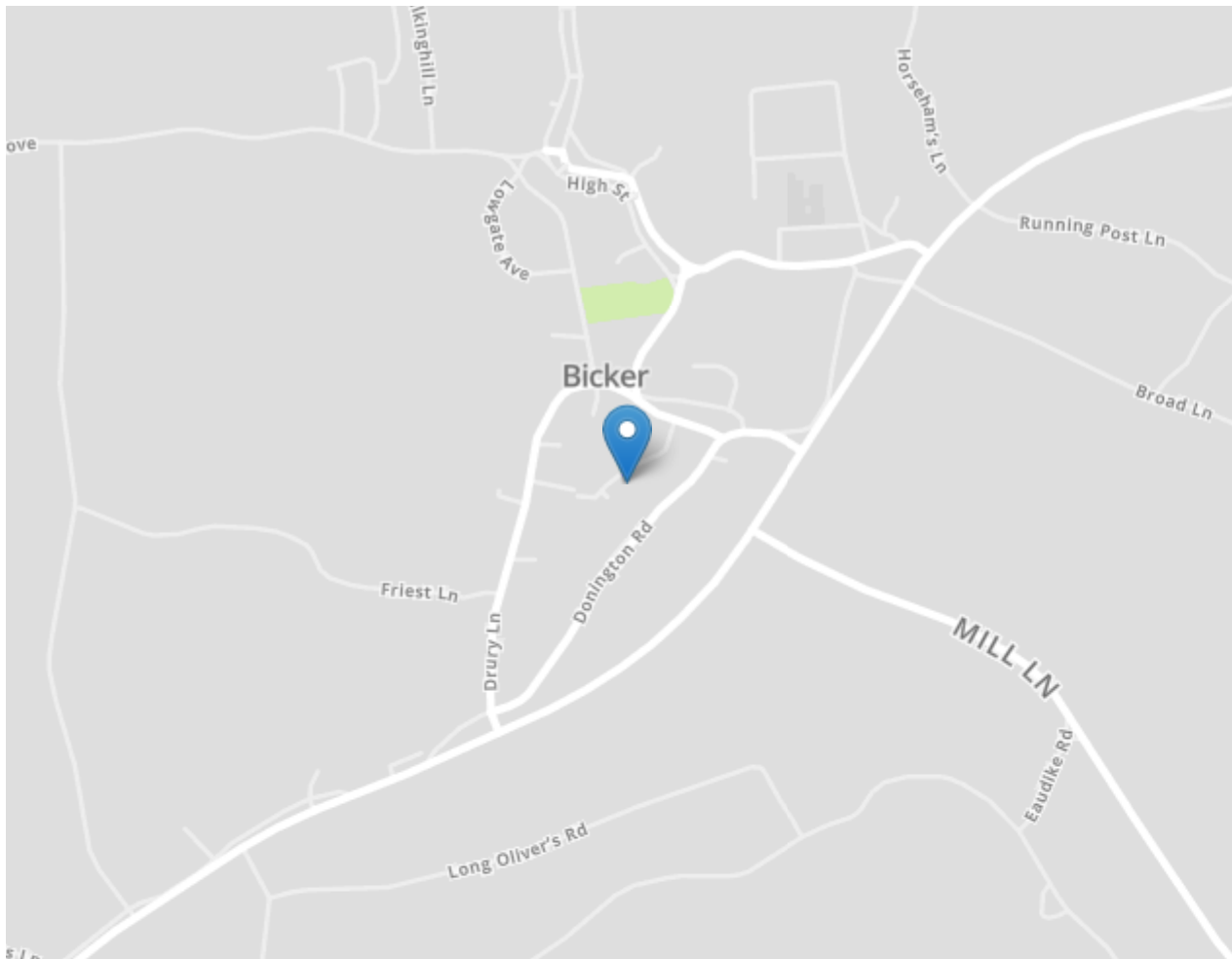
AGENT'S NOTES

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.

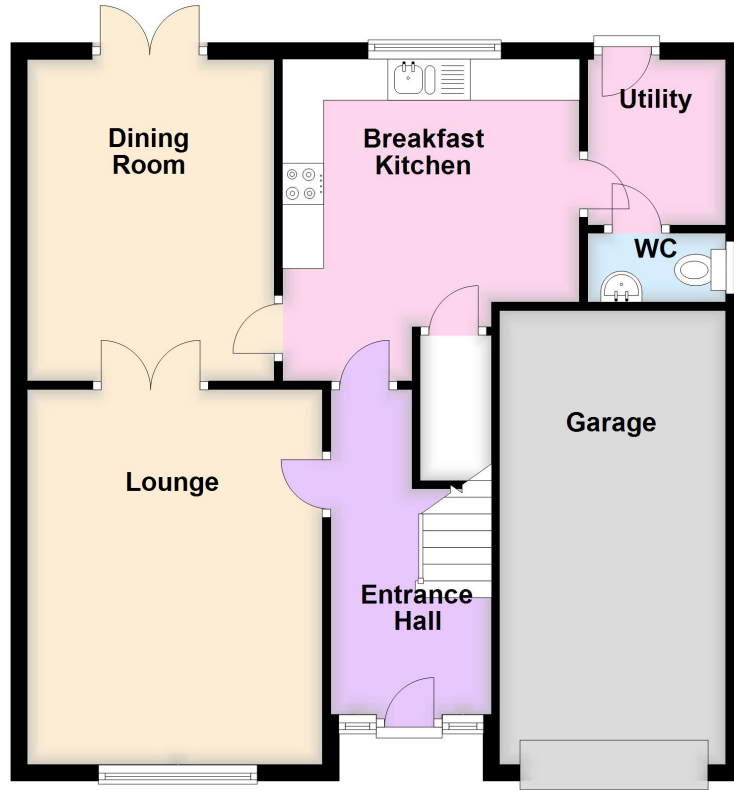
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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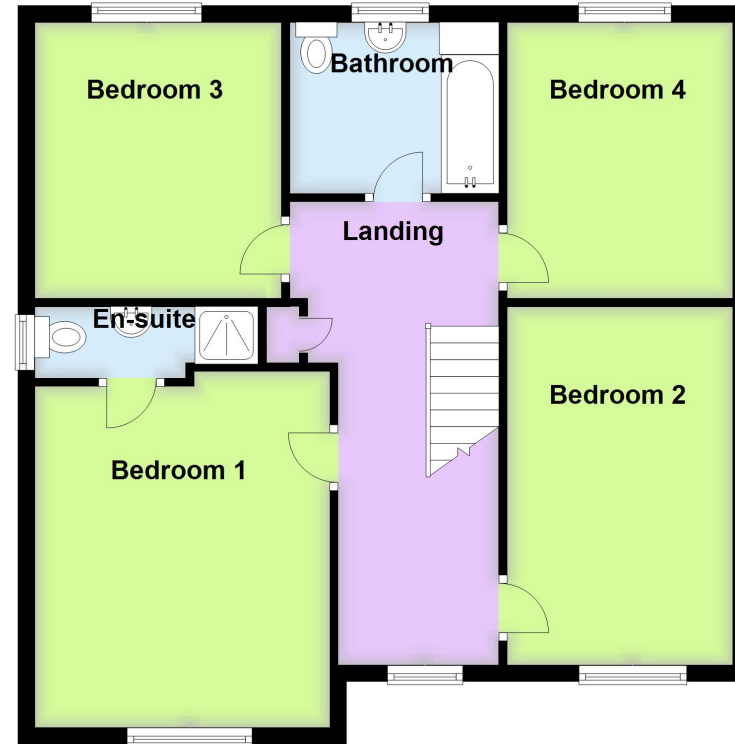
Ground Floor

Approx. 71.3 sq. metres (767.2 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.0 sq. feet)



Total area: approx. 139.8 sq. metres (1505.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(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	