



SHARMAN
BURGESS
FOR SALE
01205 361161

£195,000

West Winds, Main Road, Stickney, Boston, Lincolnshire PE22 8AD

SHARMAN BURGESS

**West Winds, Main Road, Stickney, Boston,
Lincolnshire PE22 8AD
£195,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with coloured glass and leaded light detailing, radiator, coved cornice, wall mounted door chime, ceiling light point, wall mounted coat hooks.

LOUNGE

17' 4" x 12' 10" (5.28m x 3.91m)

Having window to front elevation, two radiators, coved cornice, ceiling light point, additional wall light points, working open fireplace with tiled hearth and display mantle above, housing for TV extending to the right hand side of the fireplace, TV aerial point.



SHARMAN BURGESS



KITCHEN DINER

12' 0" x 11' 7" (3.66m x 3.53m)

Having counter tops with inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units with glazed display cabinets, radiator, coved cornice, ceiling mounted strip light, Xpelair extractor fan, space for electric cooker, window to rear elevation.

REAR ENTRANCE UTILITY

11' 5" (maximum) x 9' 6" (maximum) (3.48m x 2.90m)

Having dual aspect windows, plumbing for automatic washing machine, space for twin height fridge freezer, floor mounted Boulter oil central heating boiler, coved cornice, ceiling light point, obscure glazed entrance door, personnel door to garage.

BEDROOM ONE

10' 5" (maximum) x 10' 2" (maximum) (3.17m x 3.10m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail within and overhead storage locker.

BEDROOM TWO

11' 4" x 9' 5" (3.45m x 2.87m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail within and overhead storage.



**SHARMAN
BURGESS** Est 1996

FAMILY BATHROOM

7' 10" (maximum) x 7' 9" (maximum into bath area) (2.39m x 2.36m)

Having WC, pedestal wash hand basin, bath with wall mounted electric shower above, obscure glazed window to rear elevation, radiator, ceiling light point, access to loft space, extended tiled splashbacks, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

To the front, the property is approached through wrought iron double gates leading to driveway which provides off road parking and hardstanding as well as vehicular access to the garage. There is a shaped lawned front garden with flower and shrub borders and low level wall to the front boundary.

GARAGE

16' 7" x 10' 0" (5.05m x 3.05m)

Having up and over door, served by power and lighting, housing the wall mounted electric fuse box.

REAR GARDEN

Being initially laid to a paved patio seating area. The majority of the garden has previously been used for the cultivation of fruit and vegetables and houses three established vegetable patches. There is a small section of shaped lawn and two timber storage sheds. The garden has a mixture of fencing and hedging to the boundaries.

SERVICES

Mains water, electricity and drainage are connected. The property is served by oil fired central heating.

REFERENCE

17112025/29682104/FOR



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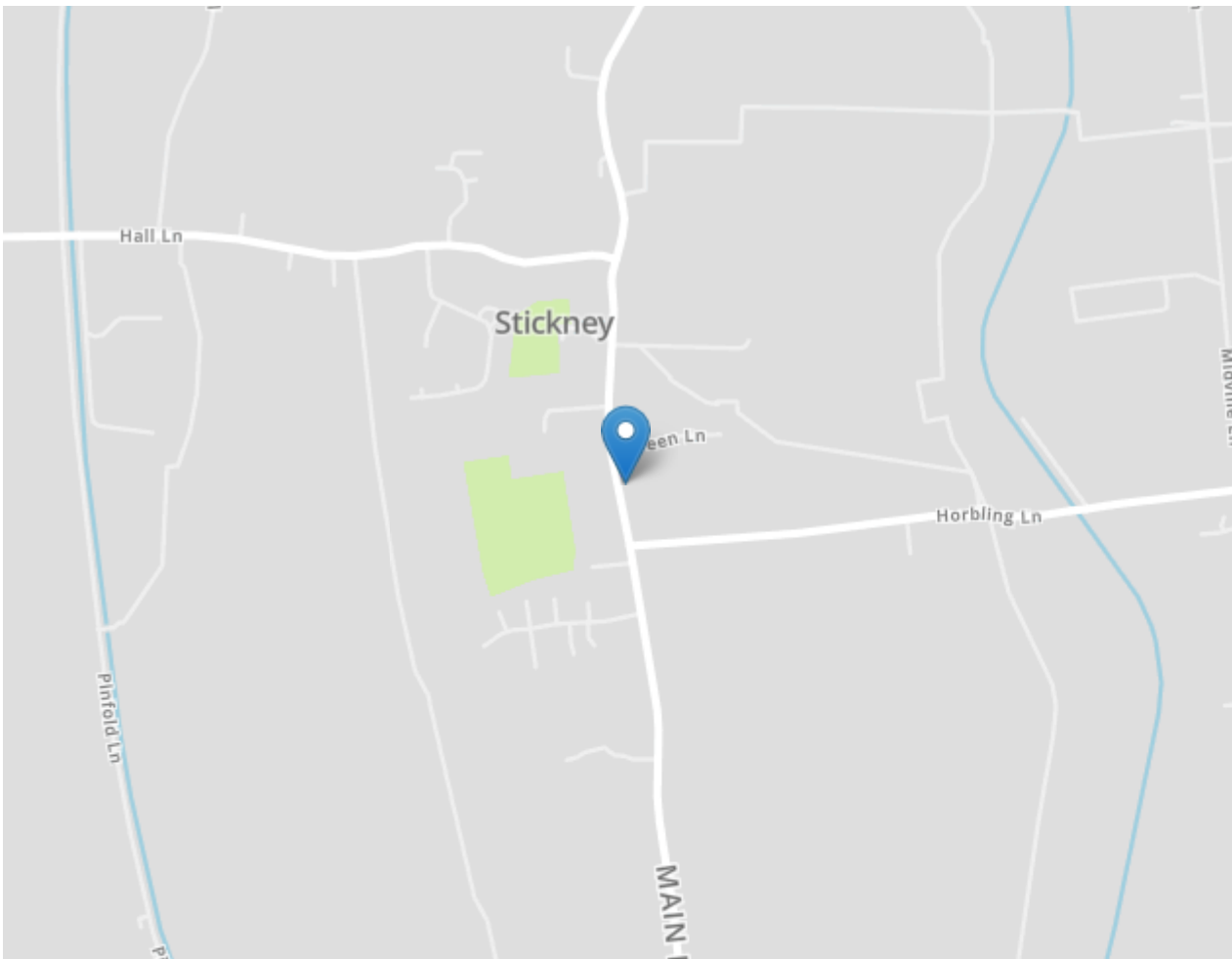
AGENT'S NOTES

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.

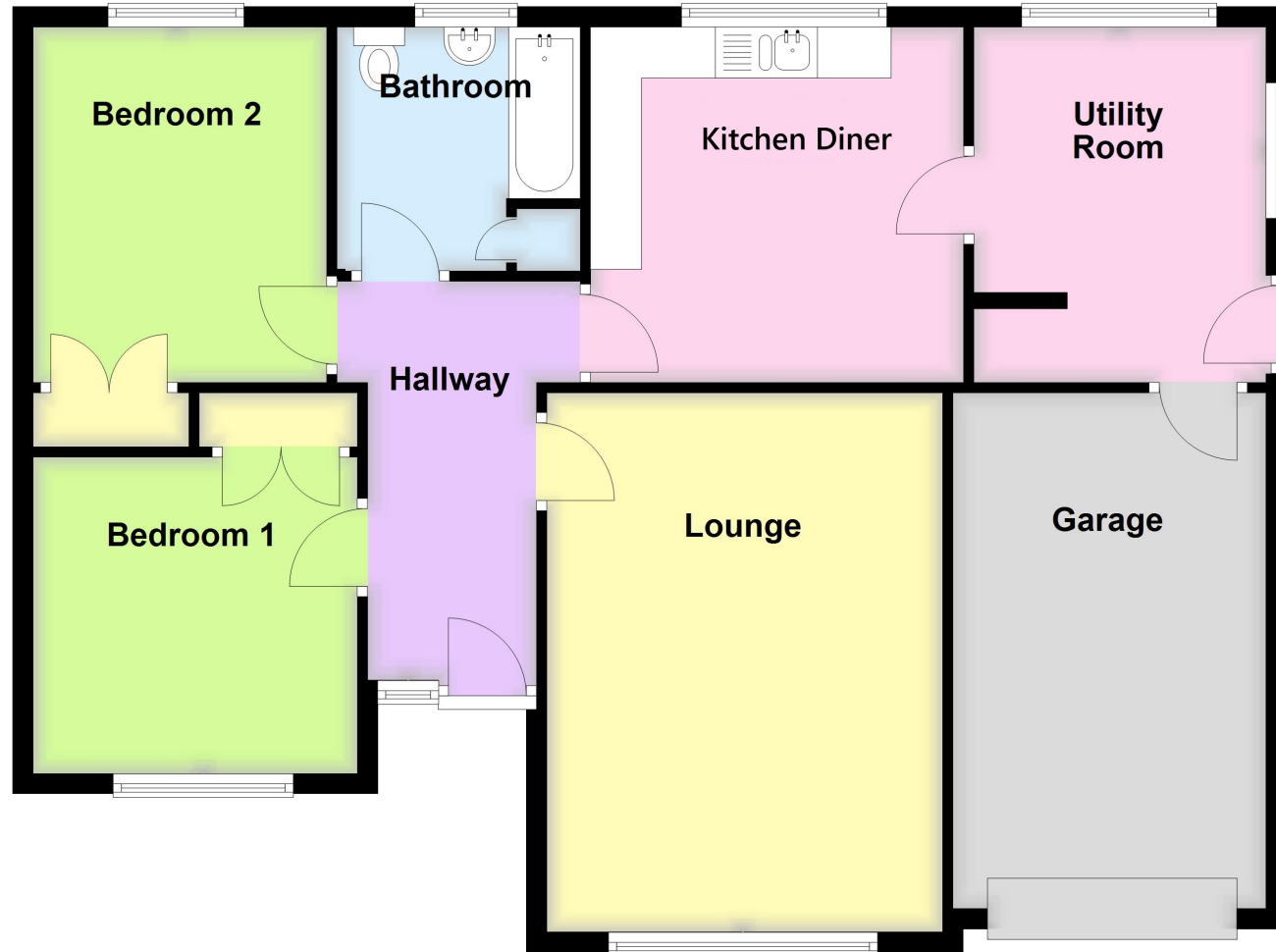
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 97.1 sq. metres (1044.8 sq. feet)



Total area: approx. 97.1 sq. metres (1044.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		31
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	