



**£350,000**

2 Church Walk, Sibsey, Boston, Lincolnshire PE22 0YB

**SHARMAN BURGESS**

**2 Church Walk, Sibsey, Boston, Lincolnshire  
PE22 0YB  
£350,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed side panels, staircase leading off, radiator, coved cornice, ceiling light point, built-in cloak cupboard with wall mounted coat hooks and lighting within, additional access to under stairs storage space.

**GROUND FLOOR CLOAKROOM**

Being fitted with a modern two piece suite comprising WC with concealed cistern and storage to either side, wash hand basin with mixer tap and vanity unit beneath and tiled splashback, obscure glazed window, heated towel rail, coved cornice, ceiling light point.

A large extremely well presented detached family home situated in the centre of the highly popular village of Sibsey, located within close proximity to the popular village primary school. Accommodation comprises an entrance hall, lounge, office, ground floor cloakroom, dining room, fully fitted kitchen, utility room and a large conservatory with under floor heating. To the first floor are four large double bedrooms and extremely well appointed en-suite and bathroom facilities again both with under floor heating. Further benefits include a block paved driveway, double garage and enclosed gardens to the side and rear. Internal viewing is essential in order to fully appreciate the accommodation on offer.



**SHARMAN BURGESS**

### LOUNGE

22' 6" (maximum into bay window) x 12' 4" (maximum) (6.86m x 3.76m)

Having feature bay window to front aspect, two radiators, coved cornice, two ceiling light points, additional wall light points, feature fitted electric fireplace, TV aerial point.

### OFFICE

10' 7" (maximum) x 10' 1" (maximum) (3.23m x 3.07m)

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

### DINING ROOM

13' 4" (maximum) x 10' 2" (maximum) (4.06m x 3.10m)

Having Karndean flooring, radiator, coved cornice, ceiling light point, telephone point, Bi-fold doors through to conservatory, archway through to: -

### KITCHEN

12' 7" (maximum) x 11' 2" (maximum) (3.84m x 3.40m)

Having counter tops, inset sink and drainer with mixer tap, extensive range of base level storage units, drawer units, matching eye level wall units and glazed display cabinets, under cupboard lighting, additional kickboard low level LED lighting, integrated dishwasher, integrated waist height double oven and grill, four ring induction hob with glass splashback and illuminated stainless steel fume extractor above, space for American style fridge freezer, Karndean flooring, radiator, coved cornice, ceiling light point, window to rear aspect overlooking the garden, additional window to side aspect.



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### UTILITY ROOM

9' 7" x 5' 9" (2.92m x 1.75m)

Having counter tops, stainless steel sink and drainer with mixer tap, base level storage units, fitted larder style unit, plumbing for automatic washing machine, space for condensing tumble dryer, coved cornice, ceiling light point, obscure glazed side entrance door, window to side aspect, wall mounted Worcester gas central heating boiler.

### CONSERVATORY

18' 0" (maximum) x 12' 0" (maximum) (5.49m x 3.66m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor with under floor heating, additional wall mounted climate control providing air conditioning and additional warm air heating. French doors leading to the garden, TV aerial point, wall mounted lighting.

### 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 within.

### BEDROOM ONE

10' 3" (maximum) x 15' 5" (including fitted wardrobes) (3.12m x 4.70m)

A doorway leads through to a lobby area with archway then leading through to the bedroom. Having window, radiator, coved cornice, ceiling light point, TV aerial point, fitted wardrobes with mirrored sliding doors and hanging rails and shelving within, door to: -



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#### EN-SUITE BATHROOM

8' 0" (maximum) x 6' 0" (maximum) (2.44m x 1.83m)

Having WC with concealed cistern, wash hand basin with mixer tap and storage beneath, Jacuzzi bath with wall mounted Aqualisa shower above and fitted shower screen, tiled floor with under floor heating, fully tiled walls with illuminated display niches, coved cornice, ceiling light point, extractor fan, heated towel rail, obscure glazed window.

#### BEDROOM TWO

11' 3" (maximum) x 13' 10" (maximum) (3.43m x 4.22m)

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

#### BEDROOM THREE

15' 9" (maximum including entrance area) x 9' 5" (excluding entrance area) (4.80m x 2.87m)

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

#### BEDROOM FOUR

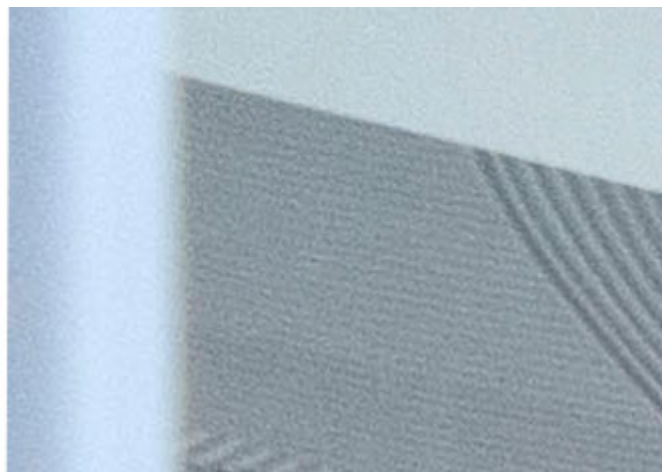
12' 4" (maximum) x 9' 8" (maximum) (3.76m x 2.95m)

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

#### FAMILY BATHROOM

11' 3" (maximum) x 9' 0" (maximum) (3.43m x 2.74m)

Being fitted with a four piece suite comprising panelled bath with mixer tap, corner shower cubicle with wall mounted mains fed shower within and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity beneath and additional storage to the side, heated towel rail, fully tiled walls, coved cornice, ceiling light point, extractor fan, obscure glazed window, tiled floor with under floor heating.



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### EXTERIOR

The property is approached over a block paved driveway which provides ample off road parking and hardstanding as well as vehicular access to the double garage. The driveway is served by external lighting and external EV charging point.

### DOUBLE GARAGE

18' 0" (maximum) x 17' 3" (maximum) (5.49m x 5.26m)

Having two sets of up and over doors, served by power and lighting, window to side aspect, personnel door to garden, boarded loft space providing storage, cold water tap.

### GARDENS

The property enjoys extremely well presented domestic gardens to the both side and rear. The rear garden initially comprises an Indian Sandstone paved patio area with barked border leading to the remainder of the garden which is predominantly laid to lawn with well stocked flower and shrub borders. To the rear right hand corner is a decked seating area with low level uplighters set within and a pergola above. A walkway leads to an additional Indian Sandstone paved seating area, which the Vendor informs the agent is a fantastic sun trap. Gated access leads to the rear of the garage which provides storage and houses a 6ft x 8ft greenhouse. Additional gated access leads back to the driveway. The gardens are served by an outside tap and lighting and are fully enclosed.

### SERVICES

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

### REFERENCE

07102024/28281693/WRO



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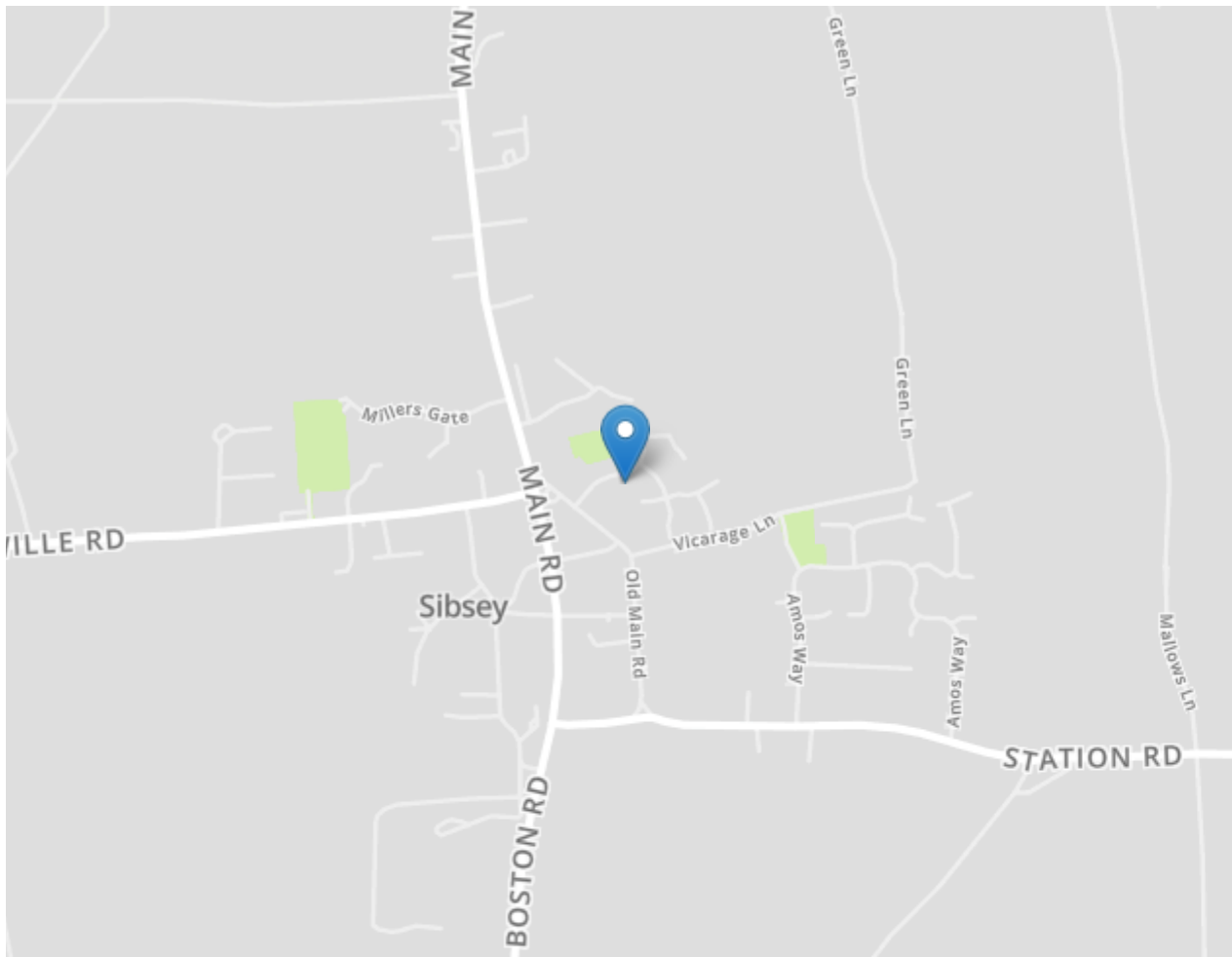
## AGENT'S NOTES

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.

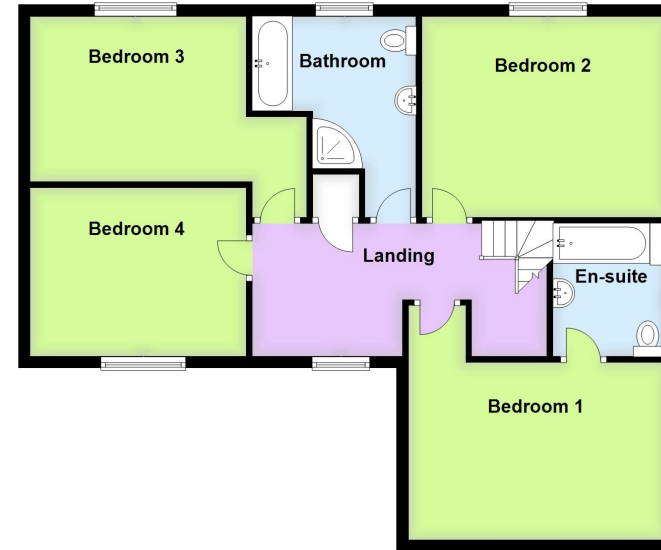


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 128.4 sq. metres (1381.6 sq. feet)



**First Floor**  
Approx. 79.7 sq. metres (858.3 sq. feet)



Total area: approx. 208.1 sq. metres (2240.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	