



£184,950

10 Mary Lovell Way, Stickney, Boston, Lincolnshire PE22 8BF

SHARMAN BURGESS

**10 Mary Lovell Way, Stickney, Boston,
Lincolnshire PE22 8BF**
£184,950 Freehold

ACCOMMODATION

ENTRANCE HALL

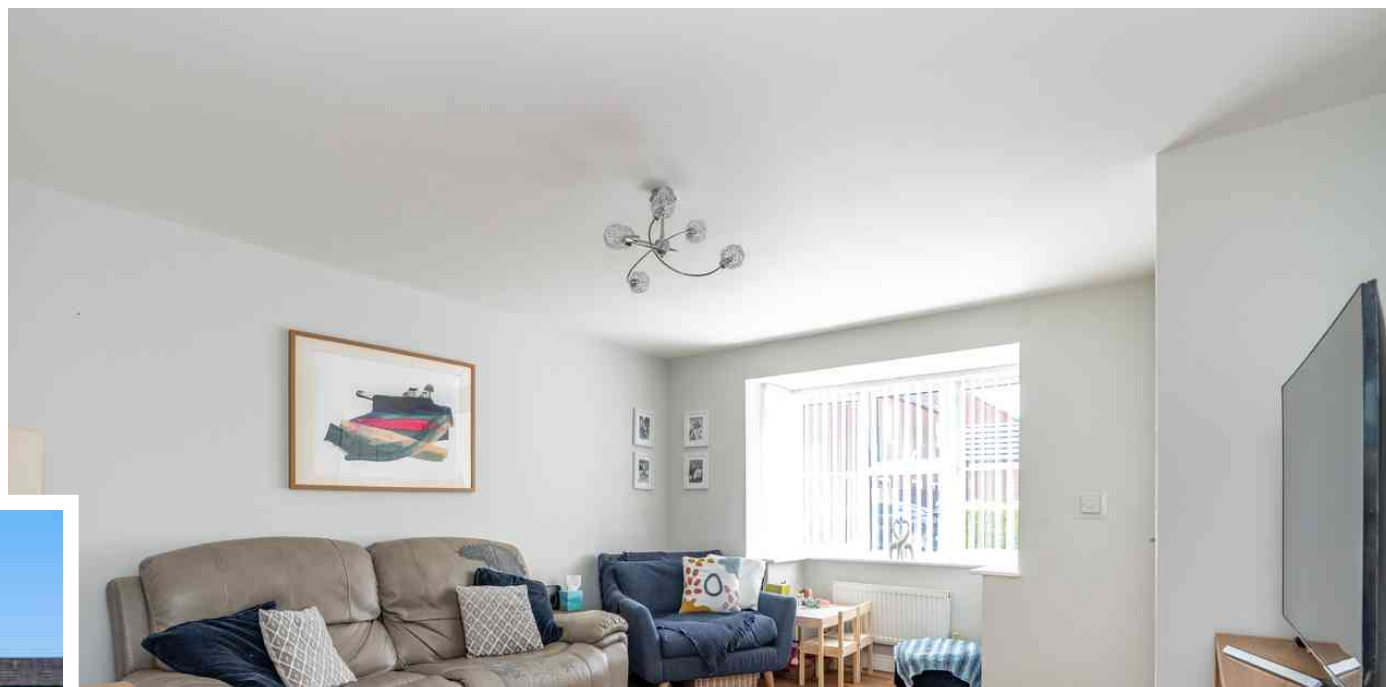
Having front entrance door, radiator, staircase rising to first floor, door to: -

LOUNGE

15' 8" (maximum into bay window) x 12' 1" (4.78m x 3.68m)

Having double glazed box bay window to front elevation, two radiators, TV aerial point, door to: -

A modern semi detached property situated in the popular village of Stickney, ideally suited to FIRST TIME BUYERS. Accommodation comprises and entrance hall, lounge, kitchen diner, utility, ground floor cloakroom, three bedrooms to the first floor and a family bathroom. Further benefits include ample off road parking and enclosed rear garden.



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KITCHEN DINER

9' 2" x 15' 4" (2.79m x 4.67m)

Having a range of fitted units comprising base level storage units, drawer units and wall mounted units, larger style unit, areas of worksurfaces, stainless steel one and a half bowl sink and drainer with mixer tap, partly tiled walls, integrated oven and electric hob with stainless steel extractor hood above, space for standard height fridge freezer, integrated dishwasher, breakfast bar, radiator, double glazed window to side elevation, double glazed patio doors to rear elevation, door to utility room, door to under stairs storage cupboard.

UTILITY ROOM

Having space and plumbing for automatic washing machine, space for condensing tumble dryer, area of worksurface, floor mounted oil central heating boiler, wall unit, partly tiled walls, extractor fan, double glazed window to rear elevation, uPVC part glazed side entrance door leading to the driveway, door to: -

CLOAKROOM

Being fitted with a low level WC, pedestal wash hand basin with tiled splashback, radiator, double glazed window to rear aspect.

FIRST FLOOR LANDING

Having radiator, access to roof space, over stairs cupboard housing the hot water cylinder, doors to bedrooms and family bathroom.

BEDROOM ONE

10' 0" x 9' 3" (3.05m x 2.82m)

Having double glazed window to rear elevation, radiator, TV aerial point, fitted wardrobes to one wall.



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BEDROOM TWO

11' 5" x 8' 3" (3.48m x 2.51m)

Having double glazed window to rear elevation, radiator.

BEDROOM THREE

7' 11" x 6' 10" (2.41m x 2.08m)

Having double glazed window to front elevation, radiator, built-in over stairs storage cupboard.

FAMILY BATHROOM

Being fitted with a modern suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, partly tiled walls, radiator, extractor fan, double glazed window to rear elevation.

EXTERIOR

To the front, the property is approached over a tarmac driveway which extends to the side of the property and provides off road parking as well as pedestrian gated access to the rear garden. To the immediate front of the property is further gravelled hardstanding and a paved pathway leading to the front entrance door. The front of the property is served by an external power point.

REAR GARDEN

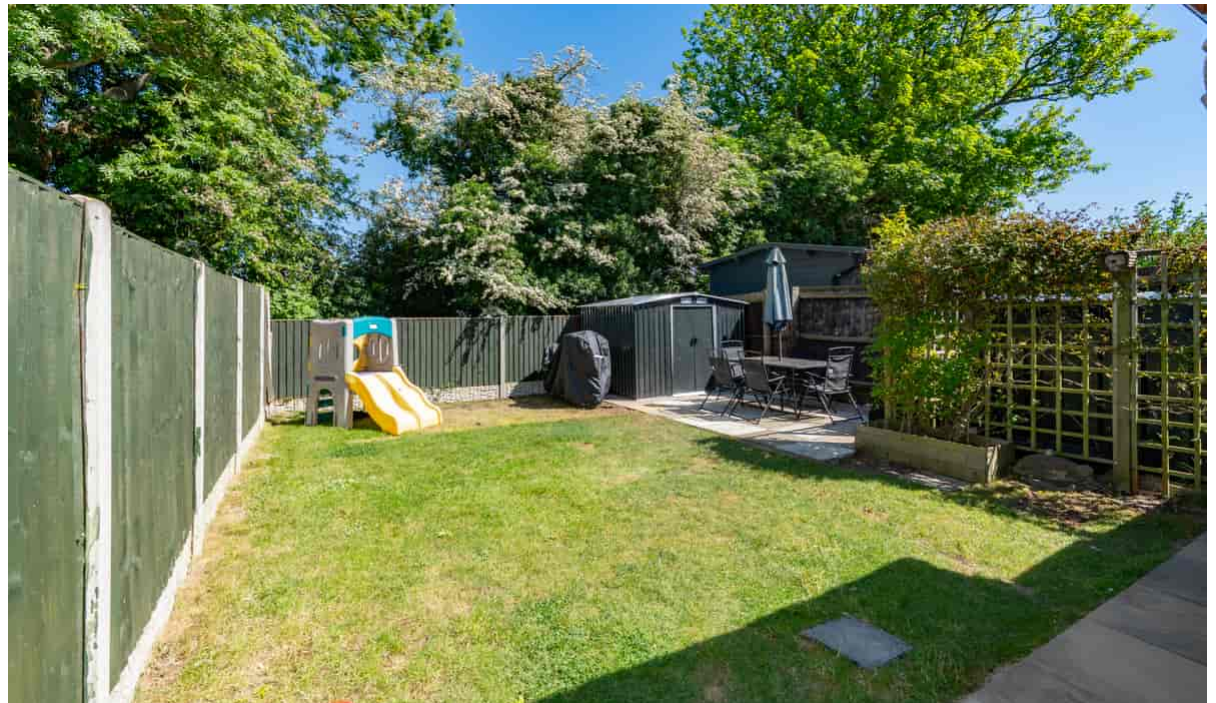
Being laid predominantly to lawn, with paved patio seating areas. The garden is fully enclosed by timber fencing and houses the oil storage tank, concealed by trellis work and raised planter.

SERVICES

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

REFERENCE

060520205/28994455/SME



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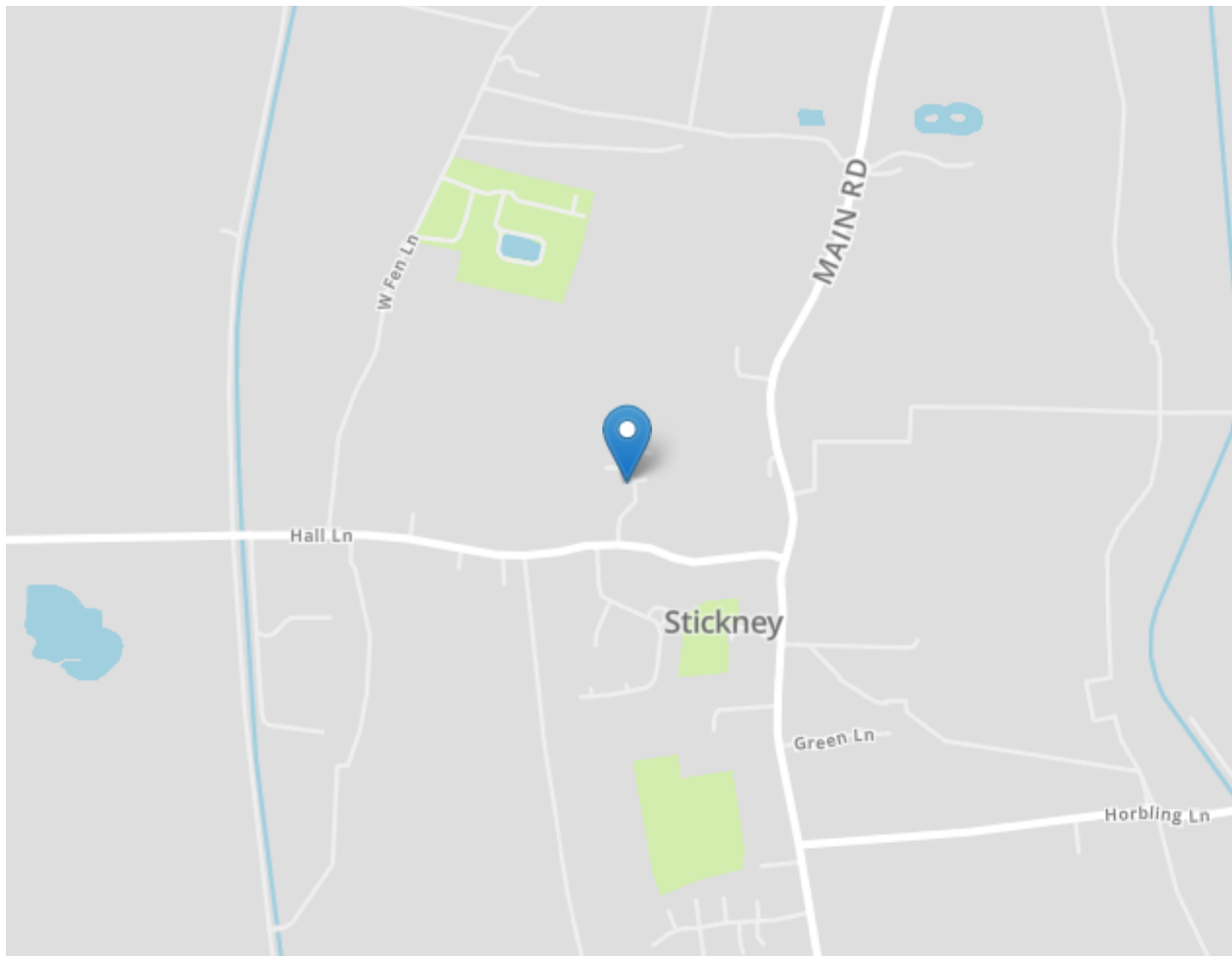
AGENT'S NOTES

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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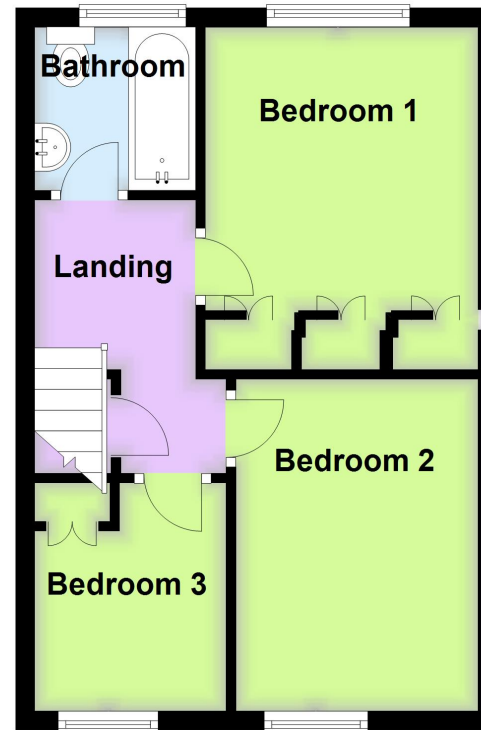
Ground Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 71.2 sq. metres (766.3 sq. feet)

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