



£129,950

82 Wyberton West Road, Boston, Lincolnshire PE21 7JN

SHARMAN BURGESS

**82 Wyberton West Road, Boston,
Lincolnshire PE21 7JN
£129,950 Freehold**

A superbly presented 2/3 bedrooomed end of terrace property, having been modernised and improved by the current Vendors, benefitting from a fantastic approximate south facing garden to the rear and a detached garage. Accommodation comprises a lounge, dining room, refitted kitchen, refitted shower room, rear entrance porch, boot/cloakroom and 2/3 bedrooms to the first floor. Further benefits include gas central heating and uPVC double glazing.

ACCOMMODATION

ENTRANCE PORCH

Having double partially obscure glazed front entrance doors, further door leading through to: -

LOUNGE

11' 5" (maximum including chimney breast) x 13' 8" (maximum into bay window)
(3.48m x 4.17m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point.

INNER LOBBY

Having staircase leading off, ceiling light point.



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DINING ROOM

12' 10" x 11' 5" (maximum including chimney breast) (3.91m x 3.48m)
Having window to rear elevation, radiator, coved cornice, ceiling light point, under stairs storage cupboard housing the gas combination central heating boiler and electric fuse box.

KITCHEN

15' 5" (maximum) x 6' 6" (4.70m x 1.98m)
Having a fully fitted and modern style kitchen comprising counter tops with inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, space for twin height fridge freezer, plumbing for dishwasher, plumbing for automatic washing machine, integrated induction hob with stainless steel illuminated recirculating extractor above, integrated waist height double oven and grill, window to side elevation, obscure glazed entrance door, coved cornice, ceiling light point, radiator.

REAR ENTRANCE PORCH

5' 0" x 6' 7" (1.52m x 2.01m)
Of uPVC double glazed construction with fibreglass roof.

BOOT ROOM/CLOAKROOM

4' 4" x 6' 9" (1.32m x 2.06m)
Having obscure glazed window to side elevation, ceiling light point, wall mounted coat hooks.

GROUND FLOOR SHOWER ROOM

7' 4" x 6' 6" (2.24m x 1.98m)
A modern shower room comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower within and fitted shower screen, radiator, ceiling light point, extractor fan, obscure glazed window to side elevation.



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Est 1996

FIRST FLOOR LANDING

with stairs rising from inner lobby.

BEDROOM ONE

11' 8" (including chimney breast) x 14' 6" (maximum into recess and including wardrobes) (3.56m x 4.42m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in fitted wardrobes with hanging rails and shelving within. Door to: -

BEDROOM THREE

11' 2" x 6' 7" (3.40m x 2.01m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM TWO

12' 5" (maximum into recess) x 11' 8" (maximum including chimney breast) (3.78m x 3.56m)

Having window to front elevation, coved cornice, ceiling light point, radiator, ornamental fireplace.

EXTERIOR

The property has shared access to the side which leads to a: -

DETACHED GARAGE

15' 6" x 9' 5" (4.72m x 2.87m)

Of brick and tile construction. Having up and over door, served by power and lighting.

REAR GARDEN

An undoubted feature of this property is the large rear garden that extends to the rear and enjoys an approximate southerly facing aspect. The garden is divided into various sections providing many areas to sit and relax, together with additional areas of interest comprising barked walkways with well stocked borders to either side and a pond water feature, leading to an additional section which houses a: -

WORKSHOP

Served by power and lighting.

POTTING SHED

Served by power and lighting.

The garden widens to the rear and provides further seating space and sections of shaped lawn with flower and shrub borders. This area also houses a 6ft x 6ft glasshouse on a concrete base. The garden is fully enclosed by fencing and is served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

02022026/29939321/ROW



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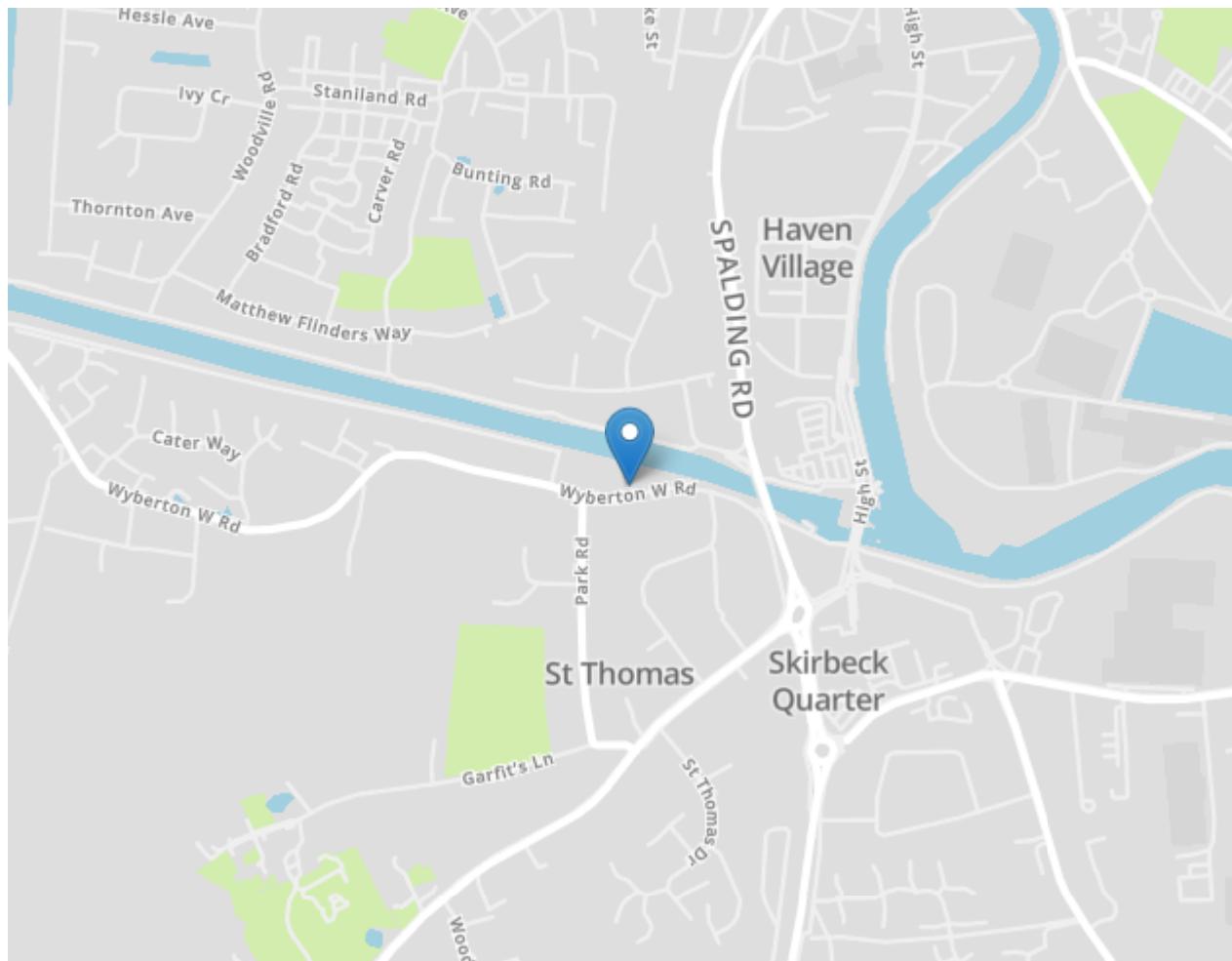
AGENT'S NOTES

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.

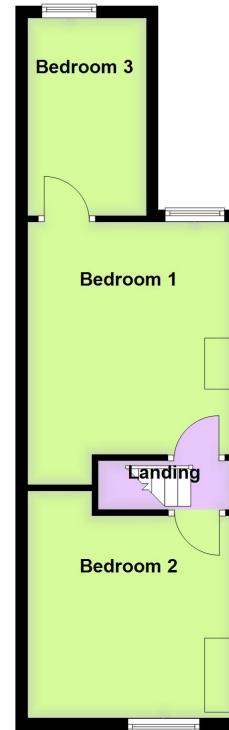


SHARMAN BURGESS

Ground Floor
Approx. 51.4 sq. metres (553.0 sq. feet)



First Floor
Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 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	78
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		