



£240,000

6 Mercer Lane, Wyberton, Boston, Lincolnshire PE21 7NR

SHARMAN BURGESS

**6 Mercer Lane, Wyberton, Boston,
Lincolnshire PE21 7NR
£240,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With front entrance door, staircase leading off, radiator, luxury vinyl tiled flooring.

LOUNGE

18' 6" x 10' 0" (5.64m x 3.05m)

Having dual aspect double glazed windows, two radiators, TV aerial point.

A modern three bedroomed detached property situated in a cul-de-sac location within the popular and well served village of Wyberton, close to amenities. Accommodation comprises an entrance hall, lounge, kitchen diner, utility room, ground floor cloakroom. Arranged off a first floor landing are three bedrooms and a family bathroom, with bedroom one benefitting from an en-suite shower room. Further benefits include ample off road parking, detached garage and enclosed rear garden.



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KITCHEN DINER

18' 7" x 8' 11" (5.66m x 2.72m)

Having a fitted kitchen comprising a range of wall and base level storage units, work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer, integrated oven and four ring gas hob with stainless steel extractor above, built-in microwave, space for slimline dishwasher, space for American style fridge freezer, partly tiled walls, dual aspect double glazed windows, double glazed patio doors to rear aspect, two radiators, luxury vinyl tiled flooring, door to: -

UTILITY ROOM

6' 7" x 6' 3" (2.01m x 1.91m)

With base level storage unit with work surface above, space and plumbing for automatic washing machine, space for condensing tumble dryer, partly tiled walls, rear entrance door, radiator, luxury vinyl tiled flooring, door to under stairs storage cupboard.

GROUND FLOOR CLOAKROOM

Being fitted with a low level WC, wash hand basin inset to vanity unit, fully tiled walls, tiled flooring, extractor fan, ceiling light point, heated towel rail.

FIRST FLOOR LANDING

Having stairs rising from entrance hall, double glazed window to rear aspect, radiator, access to roof space, over stairs airing cupboard housing the central heating boiler.

BEDROOM ONE

12' 5" x 8' 11" (3.78m x 2.72m)

With double glazed window to rear aspect, radiator, TV aerial point, built-in wardrobe, door to: -



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level WC with concealed cistern, wash hand basin inset to vanity unit, walk-in shower with mains fed shower within, extractor fan, electric shaver point, fully tiled walls, luxury vinyl tiled flooring, radiator, double glazed window to front aspect.

BEDROOM TWO

11' 2" x 9' 7" (3.40m x 2.92m)

With dual aspect double glazed windows, radiator.

BEDROOM THREE

9' 7" x 7' 2" (2.92m x 2.18m)

With double glazed window to side aspect, radiator.

FAMILY BATHROOM

Being fitted with a modern suite comprising panelled bath with mixer tap and mains feds shower above and fitted shower screen, low level WC with concealed cistern, wash hand basin inset to vanity unit, heated towel rail, double glazed window to front aspect, fully tiled walls, extractor fan, luxury vinyl tiled flooring.

EXTERIOR

The property benefits from a block paved driveway which extends to the side of the property and provides off parking for numerous vehicles as well as access to single garage. Gated access from the driveway leads to the rear of the property. The front garden comprises an ornamental gravelled border with pathway leading to the front entrance door.

DETACHED SINGLE GARAGE

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

REAR GARDEN

Being enclosed by a mixture of wall and fencing. The garden comprises a paved patio seating area leading to the remainder which is predominantly laid to lawn. There is a covered seating area to the rear of the garage.

SERVICES

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

REFERENCE

05062024/27740062/TAY



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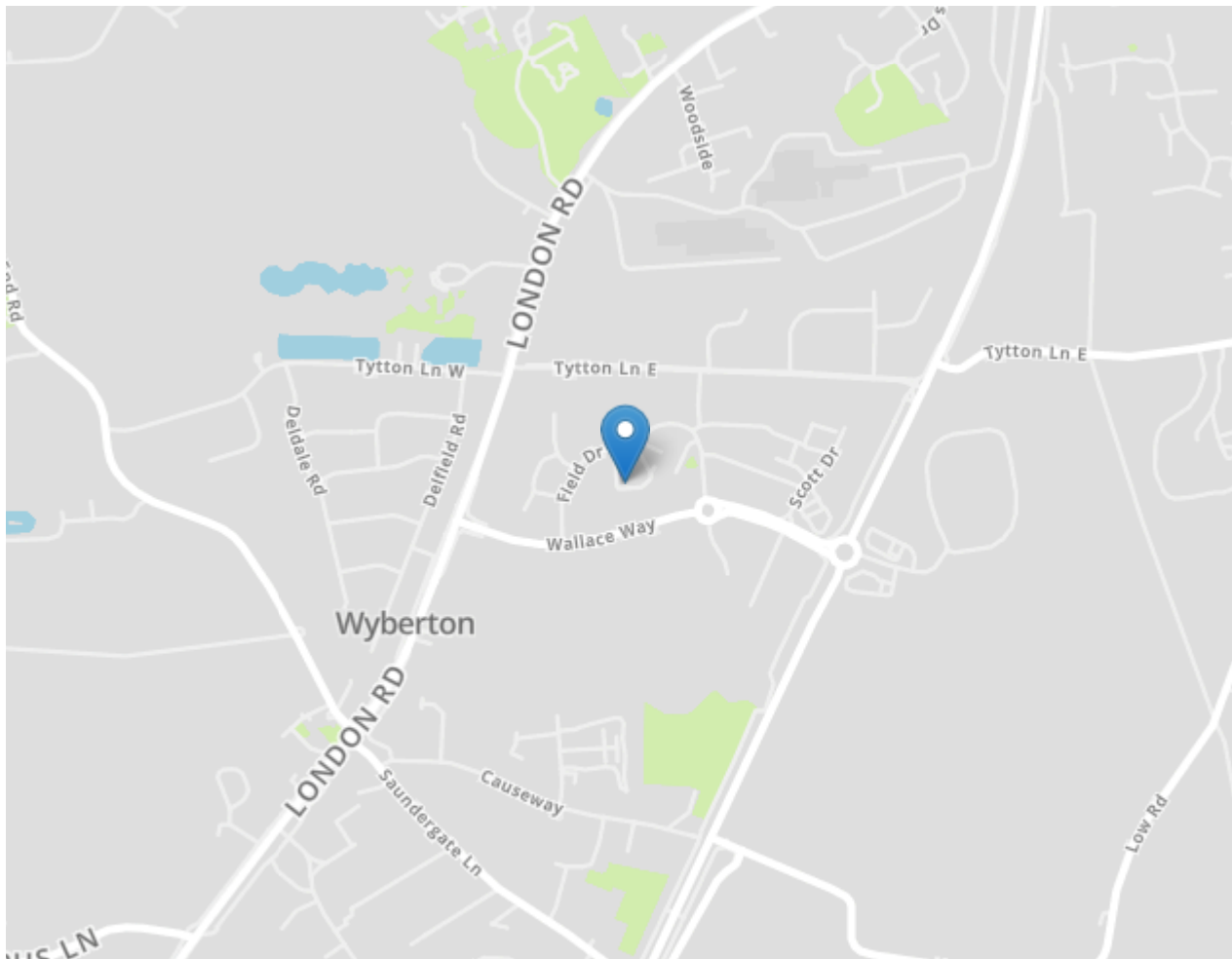
AGENT'S NOTES

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.

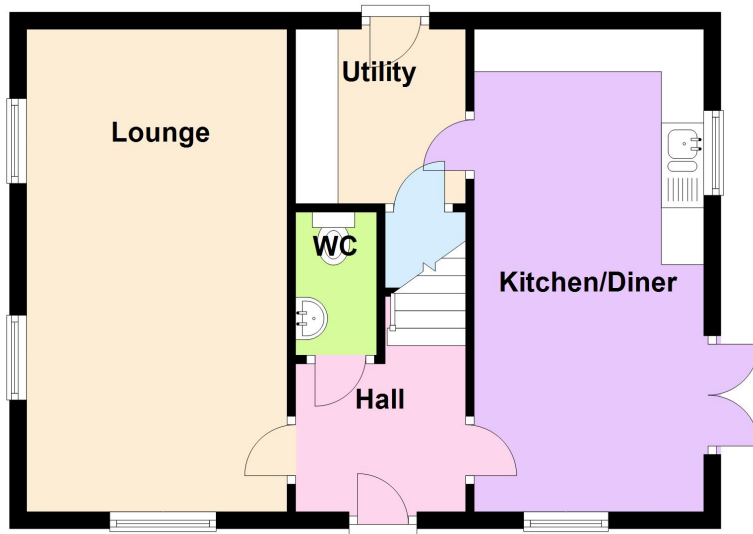
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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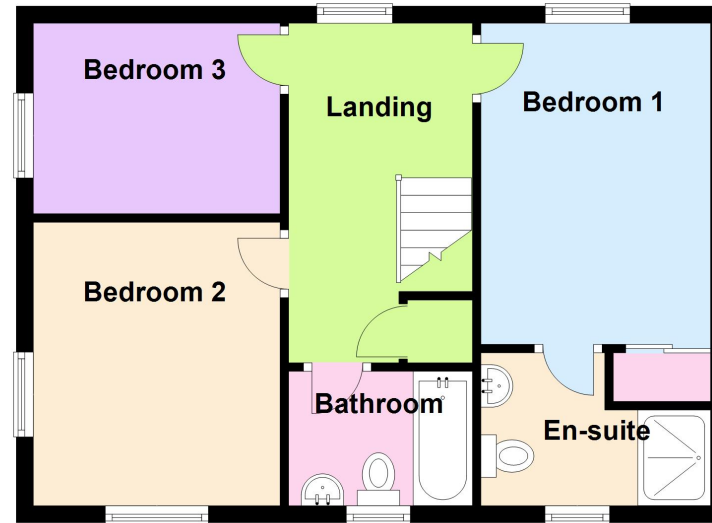
Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 90.9 sq. metres (978.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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	