



**£365,000**

77 Sleaford Road, Boston, Lincolnshire PE21 8EX

**SHARMAN BURGESS**

**77 Sleaford Road, Boston, Lincolnshire  
PE21 8EX  
£365,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having a partially obscure glazed front entrance door with feature coloured glass and leaded light detailed panel above, return staircase rising to first floor landing, under stairs storage cupboard, radiator, dado rail, coved cornice, ceiling light point and ornamental ceiling rose.

**INNER LOBBY AREA**

Having coved cornice, ceiling light point with ornamental ceiling rose.

A large Victorian detached house with views over Woodville Road Park to the front aspect. The property features many period characteristics and has accommodation comprising an entrance hall, lounge, sitting room, study/snug, conservatory, open plan kitchen diner, utility room, walk-in pantry and ground floor cloakroom. To the first floor arranged off a split level landing are four sizeable bedrooms, with bedroom one having a walk-in wardrobe and an en-suite. There is also a four piece family bathroom to the first floor. Further benefits include a gated driveway providing off road parking, brick and tiled detached single garage and enclosed gardens.



**SHARMAN BURGESS**

### LOUNGE

21'8" (maximum measurement into bay window) x 14'0" (maximum measurement including chimney breast) (6.60m x 4.27m)

Having a feature bay window to front aspect, further window to side aspect, radiator, wood effect laminate flooring, picture rail, coved cornice, ceiling light point with ornamental ceiling rose, TV aerial point, wiring for satellite TV, open fireplace with cast iron inset and display surround.

### SITTING ROOM

16'3" (maximum measurement into bay window) x 14'0" (4.95m x 4.27m)

Having feature bay window to front aspect, wood effect laminate flooring, radiator, coved cornice, ceiling light point with ornamental ceiling rose, open fireplace with fitted inset and display surround, TV aerial point.

### SNUG/STUDY

13'5" x 12'9" (4.09m x 3.89m) (both maximum measurements)

Having radiator, coved cornice, ceiling light point, wood effect laminate flooring, glazed double doors leading through to:

### CONSERVATORY

7'9" x 10'9" (2.36m x 3.28m) (both maximum measurements)

Of timber and double glazed construction with polycarbonate roof. Having double doors leading to the exterior.

### KITCHEN DINER

Split into two sections comprising: -



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### DINING AREA

11' 9" x 14' 0" (3.58m x 4.27m) (both maximum measurements)

Having wood effect laminate flooring, radiator, coved cornice, ceiling light point and additional ceiling recessed lighting, two obscure glazed windows, wall mounted Baxi Brazillia gas heater, open plan through to:-

### KITCHEN AREA

8' 7" x 12' 0" (2.62m x 3.66m) (both maximum measurements)

Having roll edge work surfaces, sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, space for American style fridge freezer, integrated waist height oven and grill, four ring gas hob with illuminated stainless steel fume extractor, integrated dishwasher, integrated fridge, tiled flooring, coved cornice, ceiling recessed lighting, window to side aspect.

### UTILITY ROOM

12' 0" (maximum measurement taken into entrance area) x 6' 3" (3.66m x 1.91m)

Having tiled floor, roll edge work surface, wall mounted storage units, plumbing for automatic washing machine, space for condensing tumble dryer, radiator, Velux window, access to roof space, ceiling light point, door to cloakroom.

### WALK-IN PANTRY

7' 10" x 6' 4" (2.39m x 1.93m) (both maximum measurements)

Having roll edge work surfaces, base level shelving, wall mounted storage cupboards, tiled floor, Velux window, ceiling light point.

### GROUND FLOOR CLOAKROOM

Having tiled floor, decorative tiled walls to the majority, WC, large Belfast style sink with mixer tap and base level storage, obscure glazed window, ceiling light point.



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**FIRST FLOOR SPLIT LEVEL LANDING**

Having a feature window with coloured glass and leaded light detailing, dado rail, coved cornice, two ceiling light points with ornamental ceiling roses, access to roof space.

**BEDROOM ONE**

15' 2" x 14' 9" (4.62m x 4.50m) (both maximum measurements)  
 Having two windows to front aspect, radiator, picture rail, coved cornice, ceiling light point with ornamental ceiling rose, walk-in wardrobe with hanging rails and shelving within.

**EN-SUITE SHOWER ROOM**

Having a three piece suite comprising push button WC, wash hand basin with vanity unit and mixer tap, shower cubicle with wall mounted mains fed shower and shower screen, ceiling recessed lighting, obscure glazed window, radiator.

**BEDROOM TWO**

14' 0" x 13' 10" (4.27m x 4.22m) (both maximum measurements)  
 Having window to front and side aspects, radiator, coved cornice, ceiling light point with ornamental ceiling rose, ornamental fireplace.

**BEDROOM THREE**

13' 5" x 12' 10" (4.09m x 3.91m) (both maximum measurements)  
 Having window to side aspect, radiator, picture rail, coved cornice, ceiling light point with ornamental ceiling rose.

**BEDROOM FOUR**

12' 2" (excluding entrance area) x 8' 4" (excluding entrance area) (3.71m x 2.54m) Initially having an entrance area with obscure glazed window and ceiling light point. The bedroom itself comprises a window to side aspect, ceiling light point, access to roof space.



### FAMILY BATHROOM

10' 0" x 8' 5" (3.05m x 2.57m) (both maximum measurements)

Having bath with mixer tap and wall mounted mains fed shower with hand held shower attachment, bidet, push button WC, pedestal wash hand basin with mixer tap, tiled floor, walls tiled to approximately three quarter height, radiator ceiling recessed lights, obscure glazed window, airing cupboard housing the hot water cylinder within.

### EXTERIOR

The property sits on a good sized corner plot and has vehicular access to the rear from Brothertoft Road. There is a driveway comprising a mixture of gravelled hardstanding and block paving providing off road parking.

The majority of the property's gardens are situated to the front and side, with the front garden being separated into two sections, the first of which has a pedestrian gate from Sleaford Road with pathway leading to the front entrance door. There is a lawned area with well stocked flower and shrub borders. A second gateway leads through to the remainder of the garden where there is a paved seating area with raised decking and summerhouse, lawn with flower and shrub borders and a silver birch tree. A trellis archway leads through to a block paved seating area. There is a timber garden shed which is also to be included within the sale along with an open fronted wood store. The gardens are enclosed by a mixture of fencing and hedging and are served by outside tap and lighting.

### DETACHED BRICK & TILED GARAGE

Having up and over door, personnel door to exterior.

### SERVICES

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

### REFERENCE

26217463/06072023/NOR



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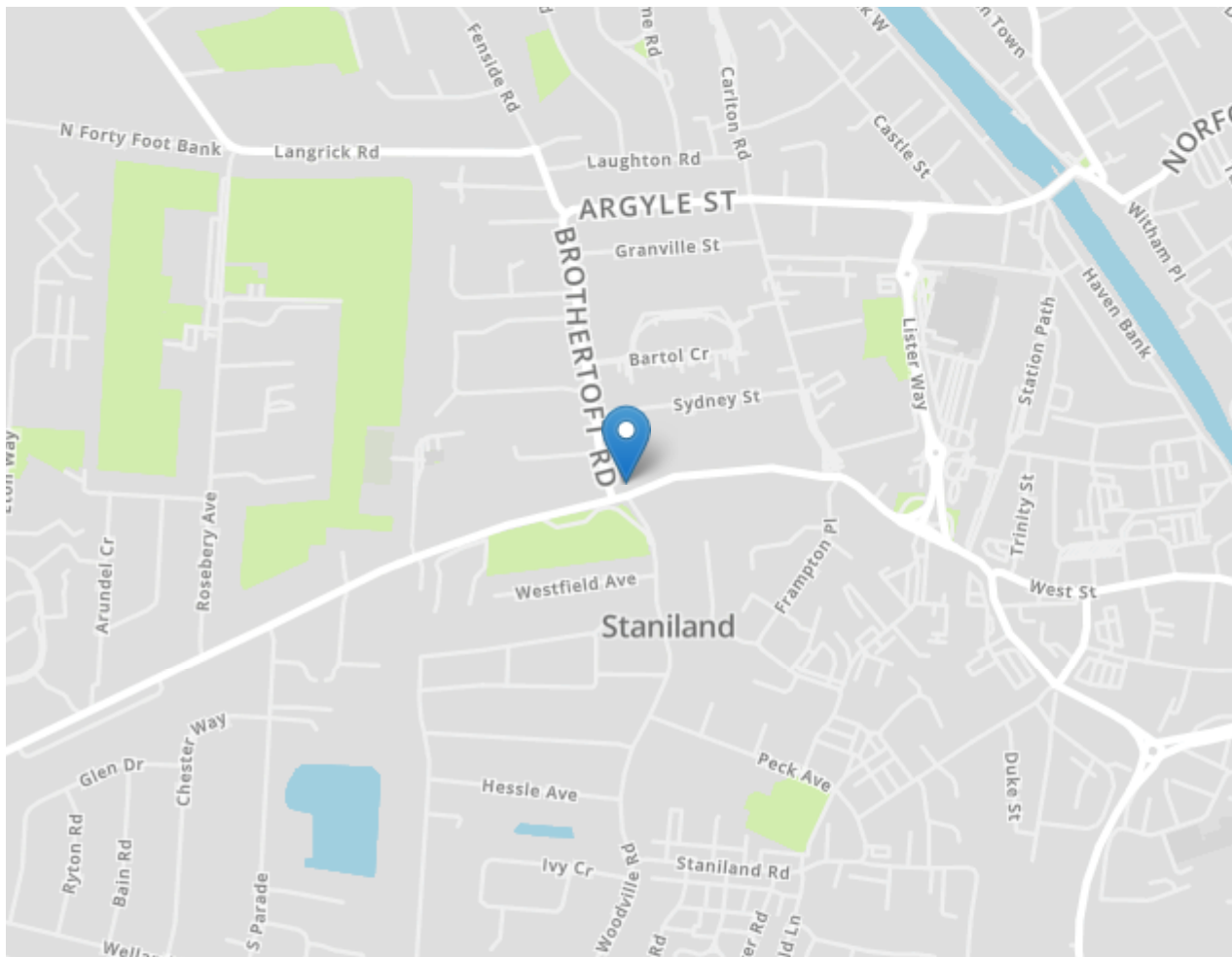
## AGENT'S NOTES

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.

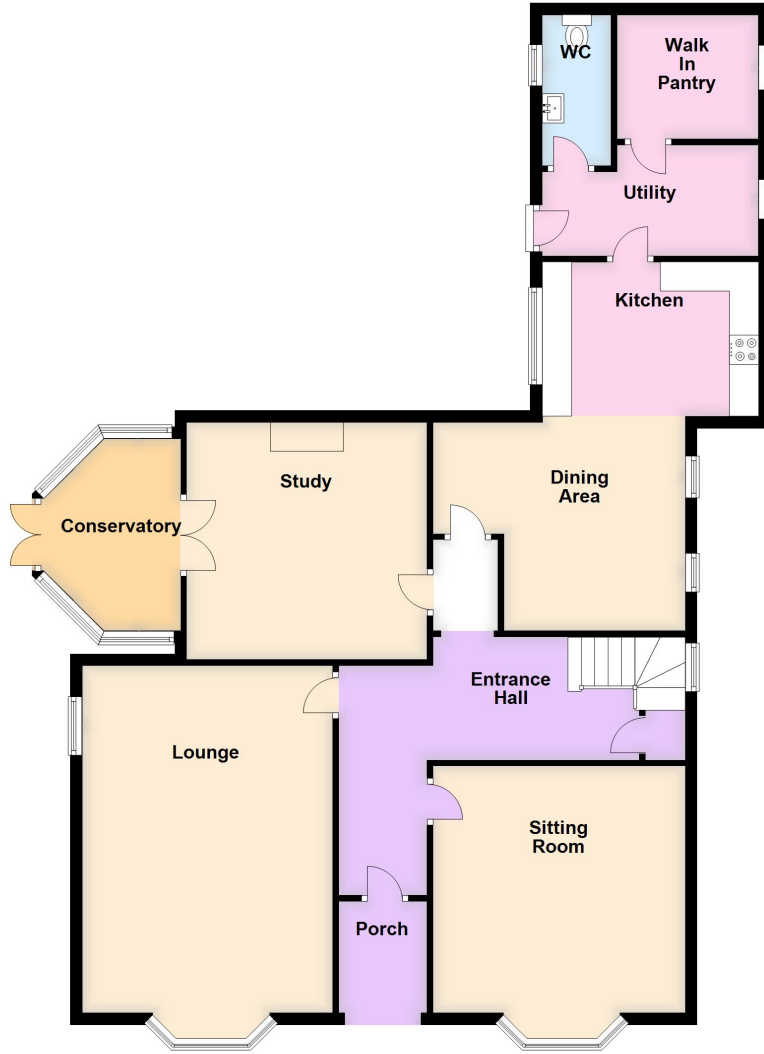
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 130.3 sq. metres (1402.3 sq. feet)



**First Floor**  
Approx. 99.2 sq. metres (1067.8 sq. feet)



Total area: approx. 229.5 sq. metres (2470.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	