



**£160,000**

59 Wells Place, Wyberton, Boston, Lincolnshire PE21 7NJ

**SHARMAN BURGESS**

**59 Wells Place, Wyberton, Boston,  
Lincolnshire PE21 7NJ  
£160,000 Freehold**

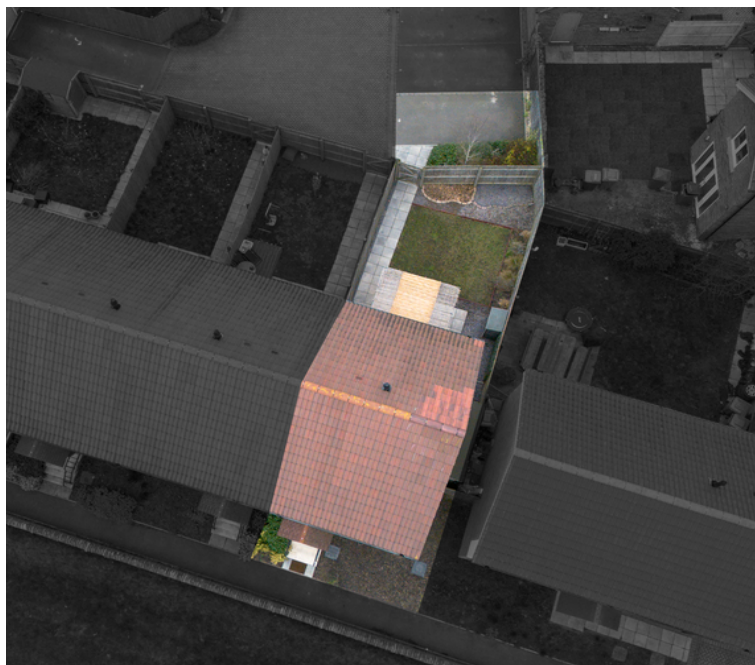
**ACCOMMODATION**

**BREAKFAST KITCHEN**

14' 10" (maximum) x 8' 6" (maximum) (4.52m x 2.59m)

Being fitted with a modern kitchen comprising counter tops, 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, integrated waist height oven and grill, integrated microwave, four ring gas hob with glass splashback and illuminated stainless steel fume extractor above, plumbing for automatic washing machine, space for twin height fridge freezer, wall mounted electric consumer unit, wall mounted OpenReach broadband box, ceiling light point, radiator, freestanding breakfast bar with storage beneath (to be included in the sale) window to front elevation, front entrance door.

An impressive, extremely well presented, modern, end of terrace property being offered for sale with NO ONWARD CHAIN. Accommodation comprises a breakfast kitchen with integrated oven, hob and microwave; lounge diner with French doors leading to an enclosed garden, ground floor cloakroom, two bedrooms to the first floor and a family bathroom. Further benefits include uPVC double glazing, gas central heating and allocated parking space to the immediate rear.



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### **CLOAKROOM**

Being fitted with a two piece suite comprising push button WC, wall mounted wash hand basin with tiled splashback, radiator, ceiling light point, extractor fan.

### **LOUNGE DINER**

12' 10" (maximum) x 14' 9" (maximum including staircase)  
(3.91m x 4.50m)

Having French doors leading to the rear garden with windows to either side, radiator, TV aerial point, two HDMI point, telephone point, staircase leading off, wall mounted digital central heating timer.

### **FIRST FLOOR LANDING**

Having access to loft space, ceiling light point, built-in boiler cupboard housing the Potterton gas combination central heating boiler.

### **BEDROOM ONE**

10' 5" (maximum) x 12' 5" (maximum) (3.17m x 3.78m)

Having two windows to rear elevation, radiator, ceiling light point, TV aerial point, wall mounted digital central heating timer, built-in double wardrobe with hanging rail and shelving within.

### **BEDROOM TWO**

11' 2" (maximum) x 8' 3" (maximum) (3.40m x 2.51m)

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



**SHARMAN  
BURGESS** Est 1996

### BATHROOM

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, tiled splashbacks, obscure glazed window to front elevation, extractor fan, ceiling light point.

### EXTERIOR

To the rear, the property benefits from an enclosed rear garden comprising a paved patio seating area, grassed section and flower and shrub borders. The garden is served by outside lighting. Gated access leads to the numbered allocated parking space, situated to the immediate rear of the property.

### AGENTS NOTE

An annual service charge is payable for the upkeep and maintenance of unadopted roads, walkways and communal areas. A service charge of £184.72 was paid on the 6th November 2023 lasting until 31st October 2024, with this year's charge yet to be issued. Further details will be issued accordingly.

### SERVICES

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

### REFERENCE

26112024/28443811/ELD



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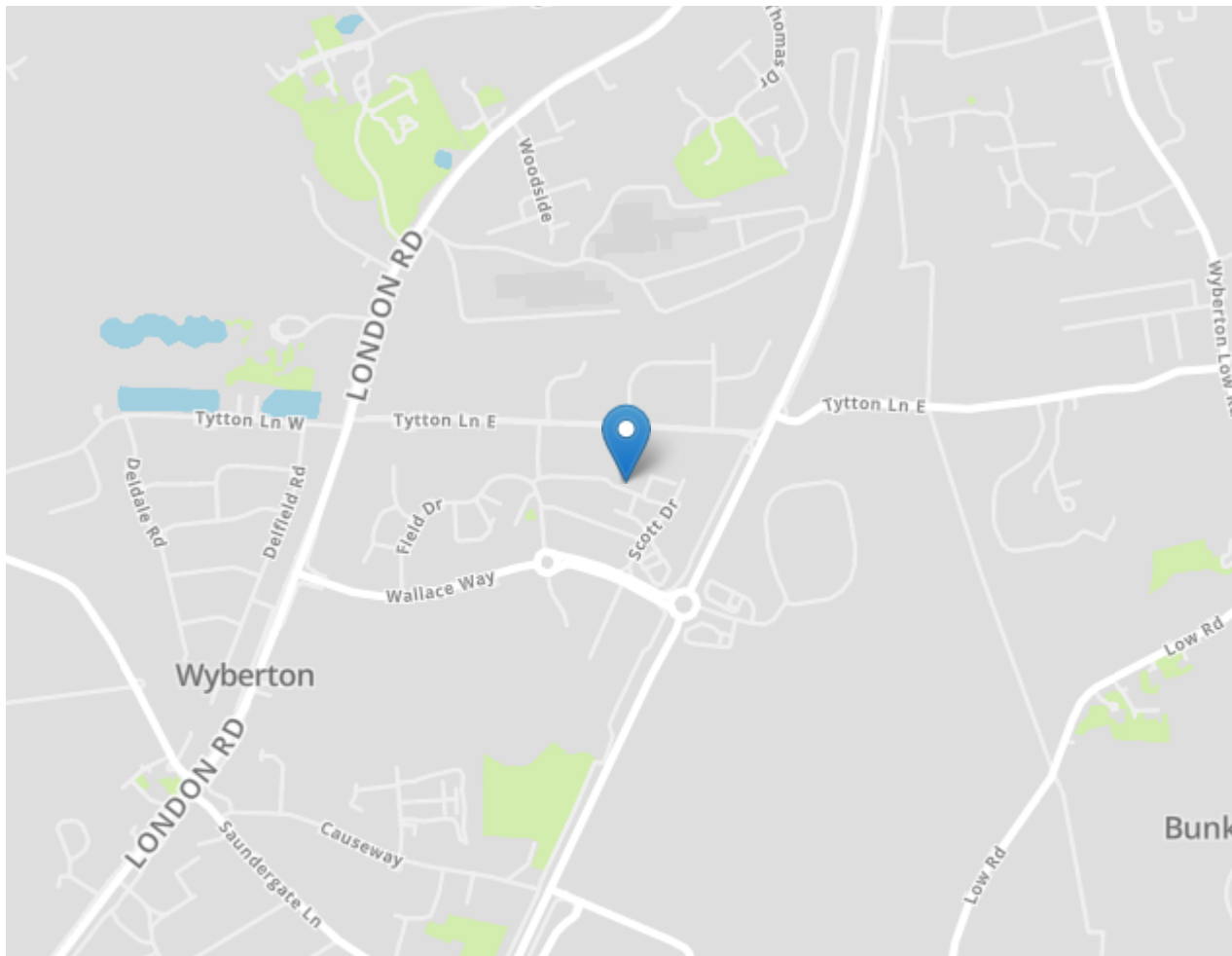
## AGENT'S NOTES

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.

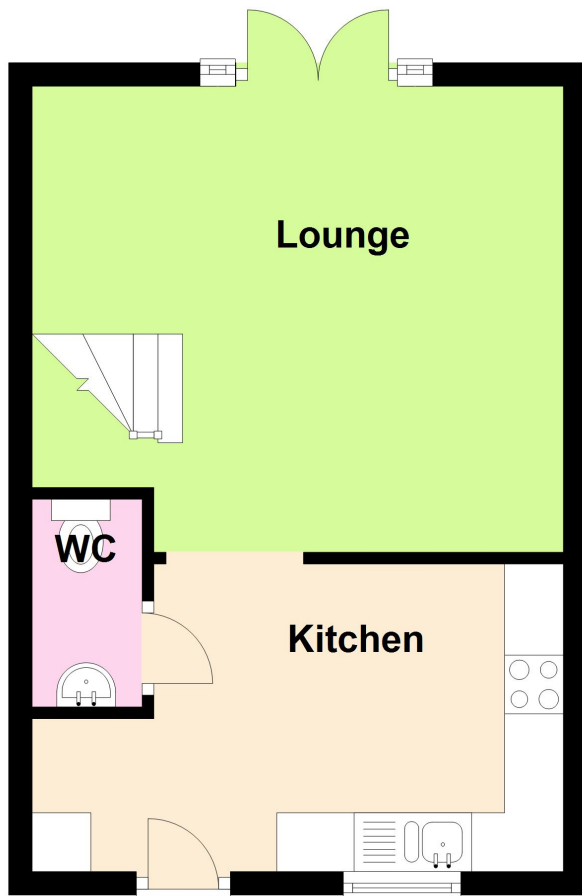
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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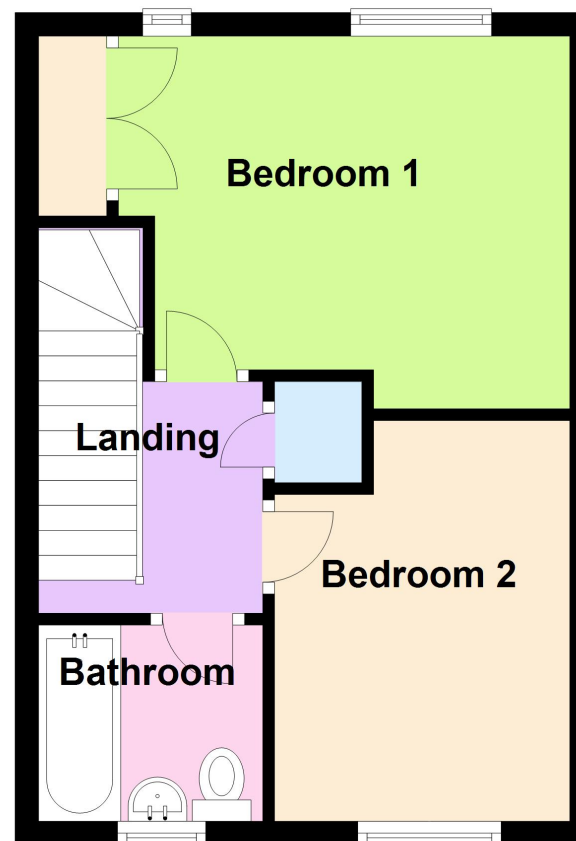
## Ground Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



## First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 60.4 sq. metres (650.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(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	