



**£259,950**

21 Church Walk, Sibsey, Boston, Lincolnshire PE22 0YA

**SHARMAN BURGESS**

**21 Church Walk, Sibsey, Boston, Lincolnshire**  
**PE22 0YA**  
**£259,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having front entrance door, radiator, coved cornice, staircase leading off.

**LOUNGE**

14' 6" x 11' 0" (maximum) (4.42m x 3.35m)

Having double glazed window to the front aspect, radiator, Karndean flooring, wall panelled radiator, coved cornice, TV aerial point, telephone point, opening through to: -

A modern detached home, situated in a popular location within the village of Sibsey, close to Sibsey Primary School and local village amenities. Accommodation comprises an entrance hall, lounge, breakfast kitchen, rear entrance lobby, cloakroom, conservatory, three double bedrooms to the first floor, with en-suite to bedroom one and a family bathroom. Further benefits include a block paved driveway, single garage and enclosed rear garden.



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### **BREAKFAST KITCHEN**

9' 8" x 14' 0" (2.95m x 4.27m)

A modern fitted kitchen comprising base and wall level units, work surfaces over, integrated oven, electric hob with stainless steel extractor above, inset stainless steel sink and drainer with mixer tap, space for automatic washing machine, space for standard height fridge and freezer, breakfast bar, Karndean flooring, radiator, two double glazed windows to the rear aspect, integrated dishwasher, under stairs storage cupboard, archway to:

-

### **REAR ENTRANCE LOBBY**

Having door to cloakroom, door to conservatory.

### **CLOAKROOM**

With low level WC, wall mounted wash hand basin with tiled splashback, radiator, double glazed window to the rear aspect, Karndean flooring, ceiling recessed spotlight.

### **CONSERVATORY**

9' 8" x 9' 2" (2.95m x 2.79m)

Of uPVC construction with double glazed windows to the side and rear aspects, polycarbonate roof, double glazed patio doors to the rear garden.

### **FIRST FLOOR LANDING**

Having built-in airing cupboard, access to roof space.

### **BEDROOM ONE**

14' 5" (maximum) x 11' 2" (excluding wardrobe recess) (4.39m x 3.40m)

Having double glazed window to the front aspect, radiator, TV aerial point, wardrobe recess with hanging rail and shelving within, door to: -



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### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising walk-in double shower with mains fed rainfall shower head and handheld attachment within, miniature wash hand basin inset to vanity unit, low level push button WC, splash boarding, wall mounted heated towel rail, extractor fan, double glazed window to the side aspect.

### BEDROOM TWO

12' 10" x 8' 8" (3.91m x 2.64m)

Double glazed window to the front aspect, radiator, built-in over stairs storage cupboard, fitted desk unit.

### BEDROOM THREE (L-SHAPED)

9' 9" (maximum) x 14' 3" (maximum) (2.97m x 4.34m)

Having two double glazed windows to the rear aspect, radiator.

### BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, partly tiled walls, tiled floor, double glazed window to the rear aspect, extractor fan, radiator, ceiling light point.

### EXTERIOR

The front of the property has a block paved driveway providing parking as well as vehicular access to the garage, pathway leading to the front door and a shaped lawn. Side gated access leads to the rear garden.

### SINGLE GARAGE

With up and over door, served by power and lighting.

### REAR GARDEN

Comprising a lawned garden with raised patio seating area, raised planters and shrub and bush borders, The garden is fully enclosed by timber fencing and brick wall.

### SERVICES

Mains electric, gas, water and drainage are connected.

### REFERENCE

13032026/30077324/GED



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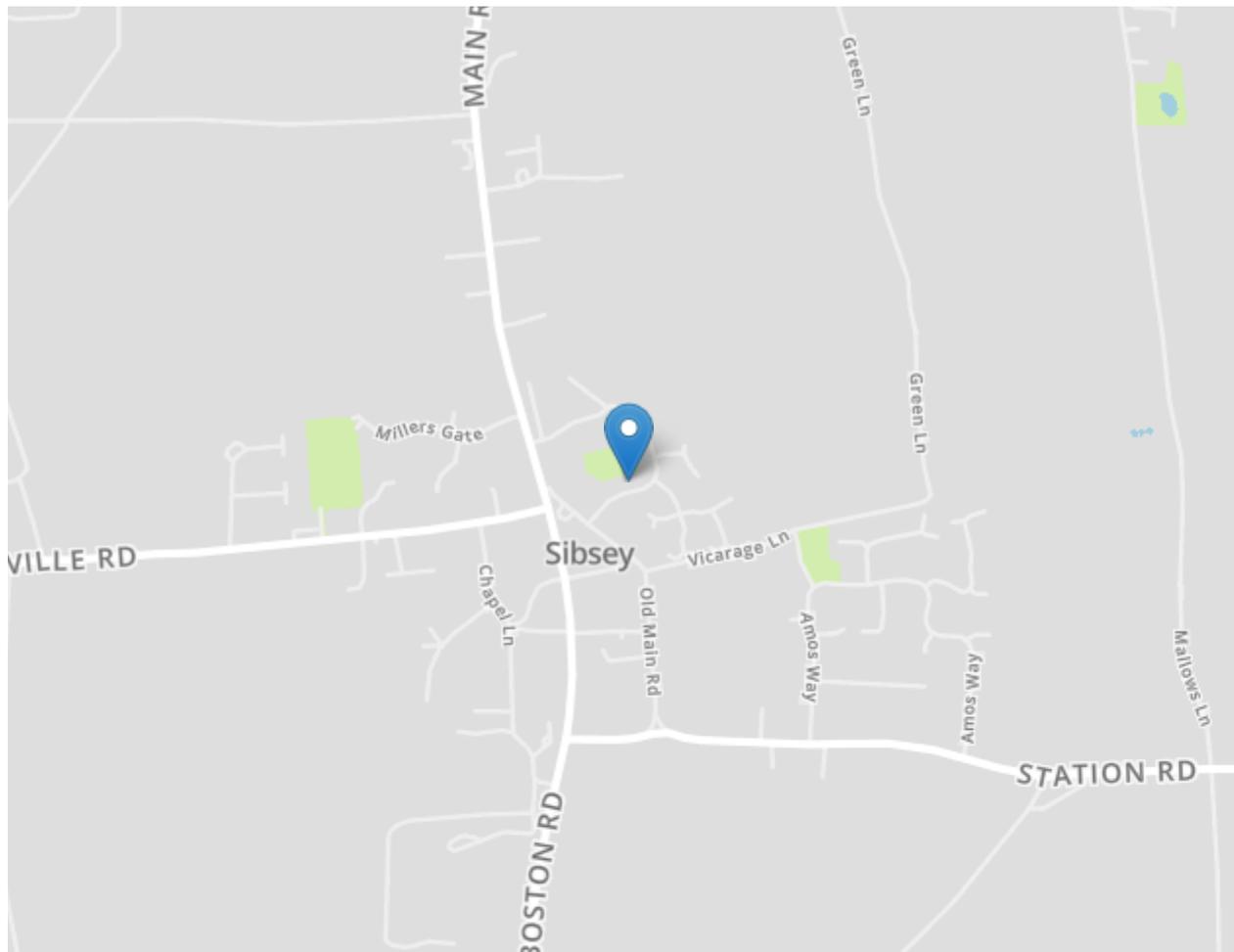
## AGENT'S NOTES

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.

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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.



**SHARMAN BURGESS**

### Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



### First Floor

Approx. 48.8 sq. metres (524.8 sq. feet)



Total area: approx. 105.9 sq. metres (1140.3 sq. feet)

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