



£279,950

3 Edison Way, Wyberton, Boston, Lincolnshire PE21 7SP

SHARMAN BURGESS

**3 Edison Way, Wyberton, Boston,
Lincolnshire PE21 7SP
£279,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, staircase leading off, Karndean flooring, radiator, coved cornice, ceiling light point, wall mounted digital central heating timer.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising wall mounted wash hand basin with tiled splashback, push button WC, Karndean flooring, obscure glazed window, radiator, wall mounted electric consumer unit, ceiling light point.

An extremely impressive detached house situated in a cul-de-sac location, having undergone a scheme of improvements by the current vendor. The accommodation comprises an entrance hall, ground floor cloakroom, refitted breakfast kitchen, utility room, dining room and lounge. The the first floor is a landing with four bedrooms arranged off, a refitted family bathroom and refitted en-suite to bedroom one. Further benefits include gas central heating, block paved driveway providing ample off road parking, single garage and an enclosed garden to the rear.



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BREAKFAST KITCHEN

15' 2" (maximum including entrance area) x 11' 9" (4.62m x 3.58m)
 Comprising counter tops with sink and drainer with mixer tap, range of base level storage units, pan drawers and matching eye level wall units, integrated fridge freezer, integrated dishwasher, integrated double oven and grill, four ring induction hob with illuminated fume extractor above, windows to dual aspects, radiator, two ceiling light points, Karndean flooring, under stairs storage cupboard with coat hooks and light point within.

UTILITY ROOM

Having roll edge work surface with plumbing for automatic washing machine beneath and space for condensing tumble dryer, wall mounted storage unit, wall mounted combination gas central heating boiler, Karndean flooring, obscure glazed entrance door, ceiling light point, extractor fan.

LOUNGE

16' 3" x 10' 8" (4.95m x 3.25m)
 With window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, wiring for Sky TV, ornamental fireplace with fitted hearth, cast inset and display surround. Double doors through to: -

DINING ROOM

10' 7" x 8' 7" (3.23m x 2.62m)
 Also accessed from the Breakfast Kitchen. Having Karndean flooring, radiator, coved cornice, ceiling light point, French door to rear garden with windows to either side.

FIRST FLOOR LANDING

With radiator, ceiling light point, access to roof space, linen cupboard providing storage space.



**SHARMAN
 BURGESS** Est 1996

BEDROOM ONE

13' 3" (maximum including wardrobes) x 11' 0" (maximum) (4.04m x 3.35m)

With window to front aspect, radiator, ceiling light point with additional recessed lighting above window, built-in wardrobes with sliding doors and hanging rails and shelving within.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower and hand held shower attachment within, obscure glazed window, ceiling recessed lighting, extractor fan, fully tiled walls, heated towel rail.

BEDROOM TWO

16' 3" (maximum including entrance area) x 8' 9" (4.95m x 2.67m)

With window to front aspect, radiator, ceiling light point.

BEDROOM THREE

11' 0" (maximum) x 8' 4" (maximum) (3.35m x 2.54m)

With window to rear aspect, radiator, ceiling light point.

BEDROOM FOUR

8' 10" (excluding recess) x 8' 5" (2.69m x 2.57m)

With window to rear aspect, radiator, ceiling light point.

FAMILY BATHROOM

Being fitted with a push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, fully tiled walls, recessed lighting, obscure glazed window, heated towel rail.

EXTERIOR

To the front, the property is approached over a good sized block paved driveway providing off road parking. There is a grassed front garden to the immediate front of the property. Wrought iron double gates lead to the remainder of the driveway which extends to the right hand side of the property and provides additional parking space as well as vehicular access to the: -

GARAGE

18' 7" x 9' 10" (5.66m x 3.00m)

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

REAR GARDEN

The enclosed rear garden comprises a paved patio seating area, with the remainder of the garden being predominantly laid to lawn.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

09042026/30211089/BAR



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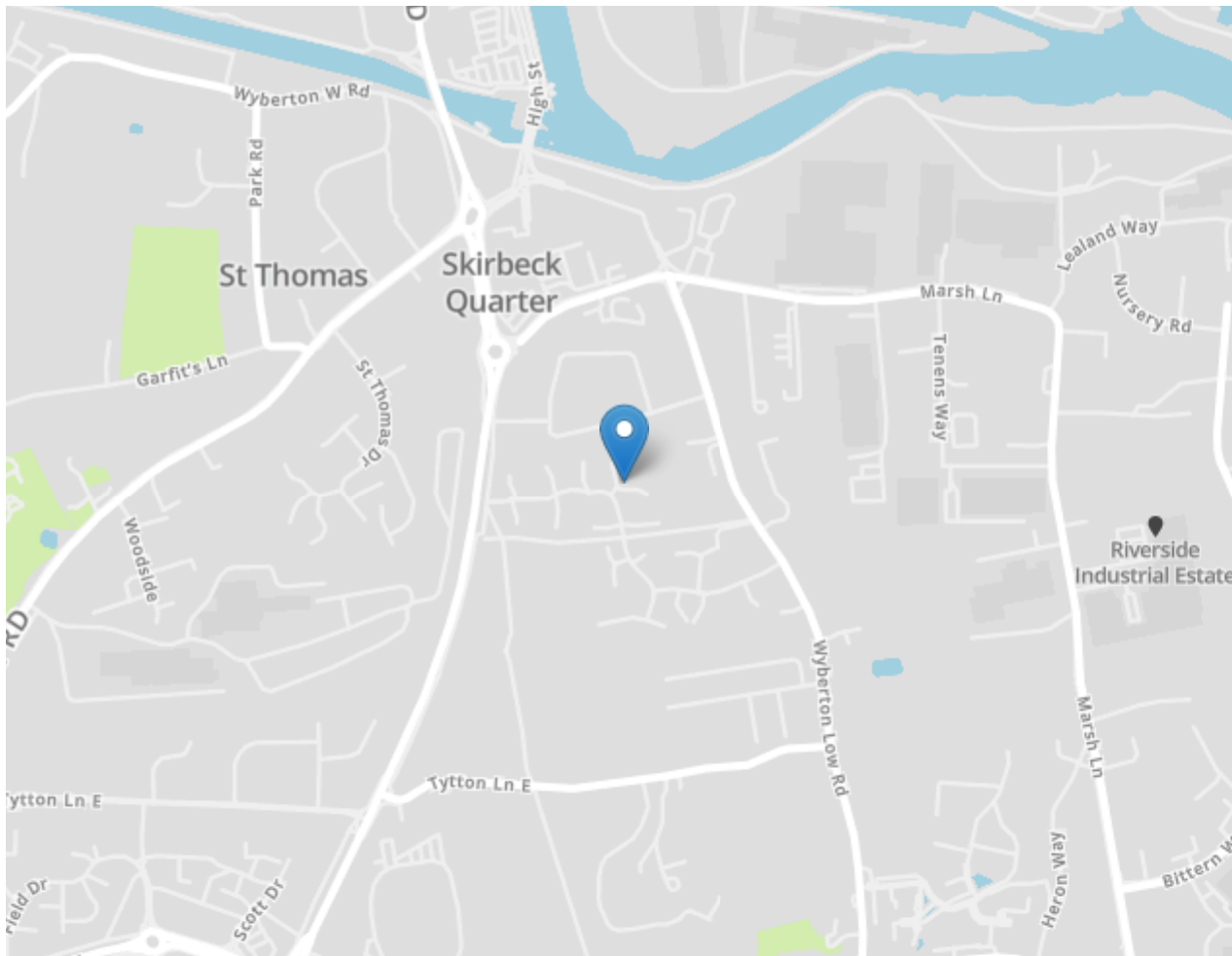
AGENT'S NOTES

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.

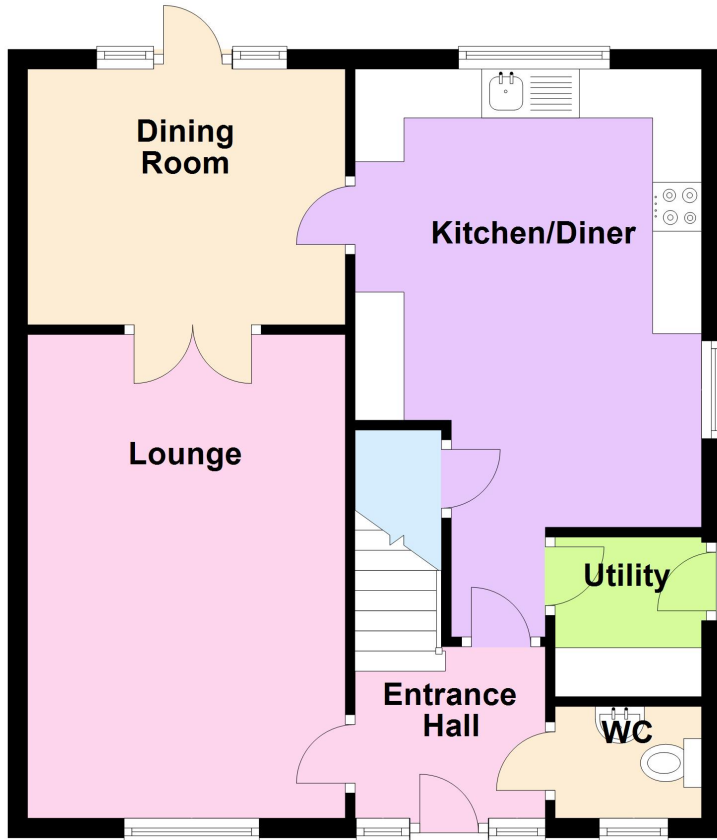
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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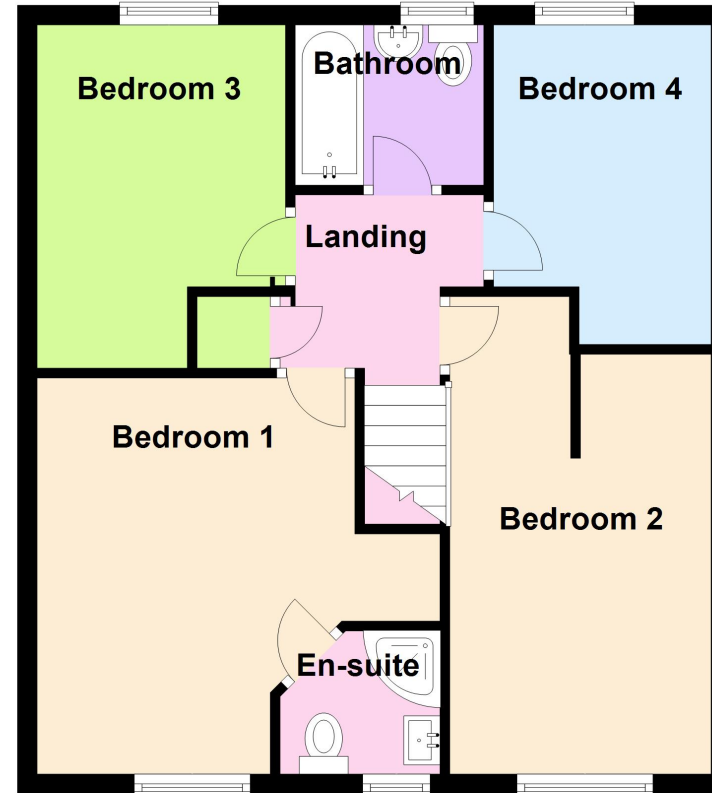
Ground Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



Total area: approx. 105.7 sq. metres (1137.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			