



**£495,000**

Parrdale, Fenside, Sibsey, Boston, Lincolnshire PE22 0UQ

**SHARMAN BURGESS**

**Parrdale, Fenside, Sibsey, Boston,  
Lincolnshire PE22 0UQ  
£495,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having uPVC front entrance door, tiled flooring, uPVC double glazed window to front elevation, further glazed uPVC entrance door through to: -

**ENTRANCE HALL**

Having tiled flooring, ceiling light point.

**SNUG**

10' 1" x 12' 1" (3.07m x 3.68m)

Having double glazed patio doors to front elevation, double glazed window to side elevation, tiled flooring, TV aerial point.

**GROUND FLOOR WET ROOM**

Having low level WC, wash hand basin, wall mounted mains fed rainfall shower with hand held attachment to shower area, tiled flooring, fully tiled walls, extractor fan, double glazed window to side elevation.



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#### UTILITY ROOM

7' 0" x 7' 7" (2.13m x 2.31m)

Having tiled flooring, partly tiled walls, space and plumbing for automatic washing machine, space for condensing tumble dryer, floor mounted oil central heating boiler, shelving, double glazed window to side elevation, ceramic Butcher style sink with mixer tap.

#### KITCHEN

13' 10" x 12' 4" (4.22m x 3.76m)

Being fitted with a range of wall units, drawer units and base level storage units, areas of work surfaces, inset one and a half bowl ceramic sink with mixer tap, space and plumbing for dishwasher, double Range style oven with seven ring LPG hob (to be included in the sale) and extractor above, ceiling mounted spotlights, space for upright fridge freezer, tiled flooring, dual aspect double glazed windows, TV aerial point, open through to: -

#### OPEN PLAN LOUNGE DINER

16' 2" x 33' 2" (4.93m x 10.11m)

Having wood laminate flooring, double glazed windows to rear elevation, double glazed patio doors to front elevation, uPVC glazed rear entrance door, staircase leading off, TV aerial point, feature wood burner on glass base.

#### FIRST FLOOR SPLIT LEVEL LANDING

With stairs rising from open plan lounge diner, double glazed window to side elevation, radiator.

#### BEDROOM ONE

15' 9" (maximum) x 16' 2" (4.80m x 4.93m)

Having double glazed dual aspect windows with open field views, radiator, TV aerial point, access to roof space, door to: -

#### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level push button WC with concealed cistern, pedestal wash hand basin, shower cubicle with mains fed shower within, partly tiled walls, tiled flooring, electric shaver point, LED mirror, ceiling spotlight with extractor fan, double glazed window to rear elevation.

**SHARMAN  
BURGESS** Est 1996

### BEDROOM TWO

12' 9" x 10' 9" (3.89m x 3.28m)

Having double glazed window to rear elevation with open field views, radiator, TV aerial point.

### BEDROOM THREE

10' 3" x 12' 6" (with restricted head height) (3.12m x 3.81m)

Having double glazed window to side elevation, radiator, TV aerial point.

### BEDROOM FOUR

11' 11" (maximum into recess) x 8' 0" (with restricted head height) (3.63m x 2.44m)

Having double glazed window to side elevation, TV aerial point.

### FAMILY BATHROOM

5' 9" x 9' 9" (1.75m x 2.97m)

Being fitted with a three piece suite comprising panelled P shape bath with mains fed shower above and fitted shower screen, low level WC, wash hand basin inset to vanity base units, partly tiled walls, electric shaver point, heated towel rail, tiled flooring, extractor fan, ceiling mounted spot lights, double glazed window to rear elevation.

### EXTERIOR

The property is approached over a long driveway which is flanked by sections of lawn. The driveway continues through a wrought iron gate and provide vehicular access to the detached double garage. The property itself is centrally located within lawned gardens to both the front and rear and is enclosed by post and wire fencing, and hedging to the rear boundary. The plot extends to an area of arable land which is enclosed by hedging and a dyke.

### DETACHED DOUBLE GARAGE

Of sectional construction with two electric up and over doors to front elevation, personnel door, manual up and over door to rear elevation.

### AGENTS NOTE

Prospective purchasers are advised that a public footpath dissects part of the property. Further information is available from the Agents office. The arable land is currently rented and the Vendor informs the Agent is under 1 year's notice to vacate the tenancy.

### SERVICES

The property benefits from underfloor heating throughout the ground floor accommodation. Mains water and electricity are connected to the property. Drainage is to a private Klargester treatment plant (which the vendor informs the agent was fitted circa 2014). The property is served by oil fired central heating.

### REFERENCE

30012025/28595008/STR



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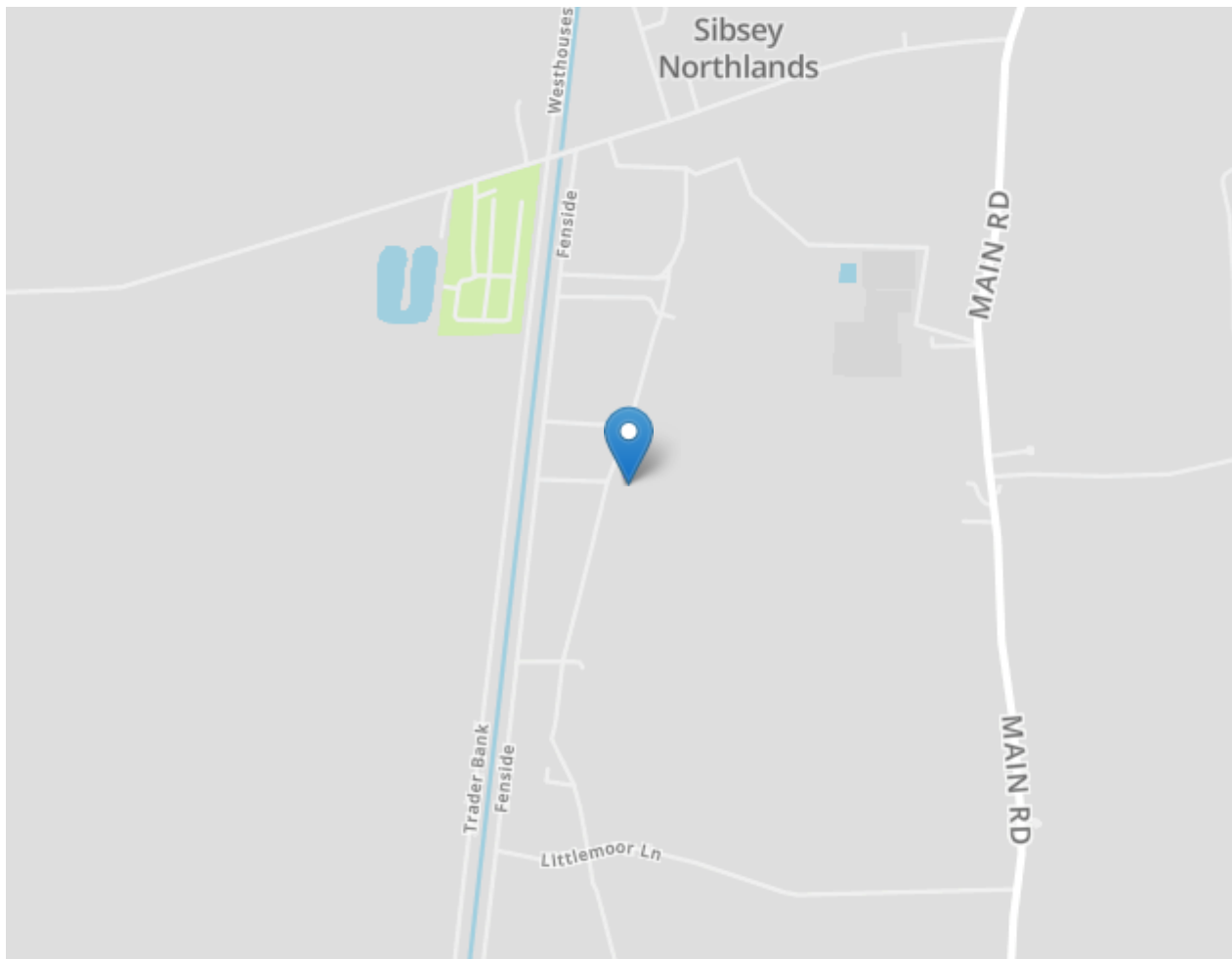
## AGENT'S NOTES

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.

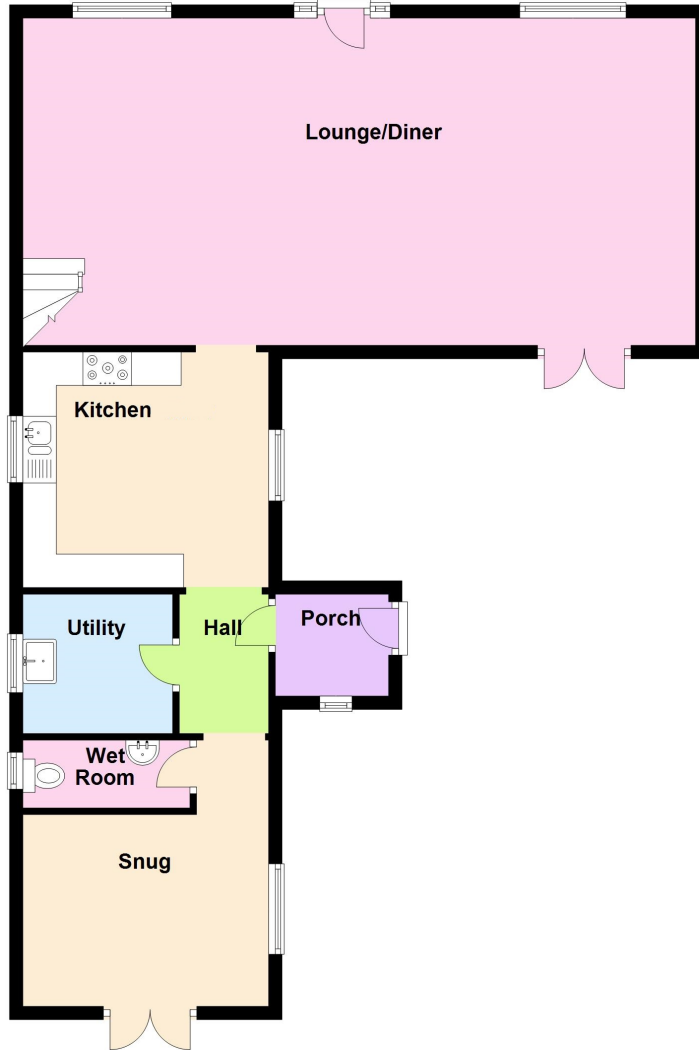
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

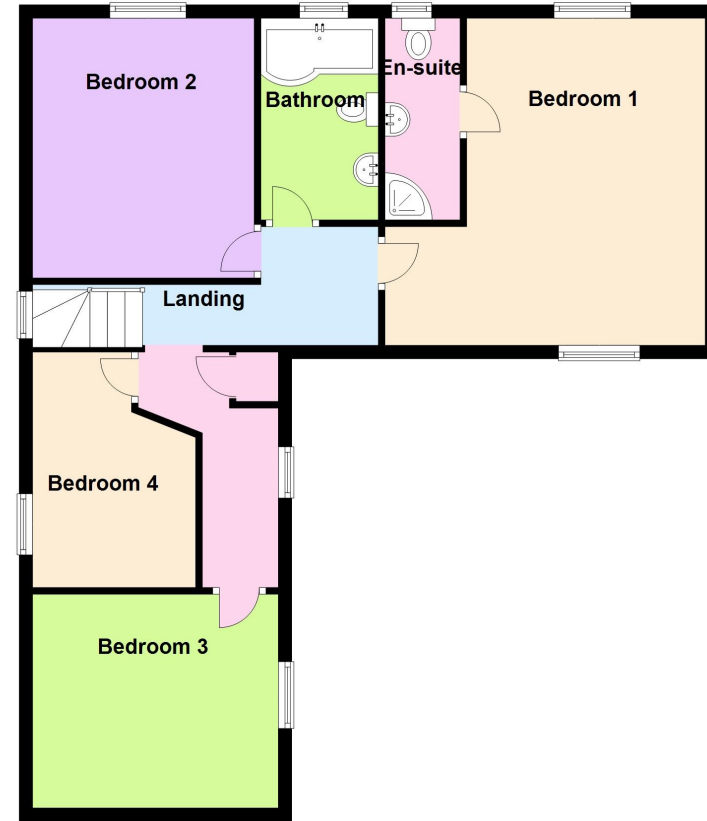


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 88.6 sq. metres (954.0 sq. feet)



**First Floor**  
Approx. 74.9 sq. metres (806.6 sq. feet)



Total area: approx. 163.6 sq. metres (1760.7 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>44</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		