



£259,500

Two Hoots, Sleaford Road, Wigtoft, Boston, Lincolnshire PE20 2NR

SHARMAN BURGESS

**Two Hoots, Sleaford Road, Wigtoft, Boston,
Lincolnshire PE20 2NR
£259,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, wood effect laminate flooring, radiator, walls panelled to approximately half height, coved cornice, ceiling recessed lighting, access to loft space, walk-in airing cupboard housing the hot water cylinder and slatted linen shelving within glazed double doors to open plan living kitchen, door to: -

BUILT-IN UTILITY CUPBOARD

Having counter top, plumbing for automatic washing machine, space for condensing tumble dryer, wash hand basin with tiled splashback, coved cornice, ceiling light point, extractor fan, obscure glazed window.



A modern, detached bungalow having undergone a scheme of improvement and reconfiguration by the current vendors to provide fantastic, well appointed living accommodation comprising an entrance hall, large open plan living space incorporating dining, seating and kitchen areas with a range of integrated appliances and large central island with granite work surface; there are three generous bedrooms, with bedroom one benefitting from a refitted en-suite shower room, and a further refitted family bathroom. Further benefits include an approximate south facing rear garden, driveway, oil fired central heating and



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OPEN PLAN LIVING AREA

33' 11" (maximum) x 12' 3" (maximum) (10.34m x 3.73m)

A highly impressive room comprising seating and dining areas and a well appointed and fully fitted kitchen comprising large granite work surface with inset Belfast style ceramic sink with mixer tap, extensive range of base level storage units and drawer units, further built-in units with waist height twin ovens and grills, integrated induction hob with recirculating extractor, integrated fridge, integrated freezer, integrated dishwasher, concealed Warmflow oil central heating boiler, feature lighting above central island. The room itself benefits from coved cornice, ceiling recessed lighting, wood effect laminate flooring, TV aerial point, large fitted log burner with granite hearth fitted to the corner of the room, two sets of sliding patio doors leading to the garden, window to rear elevation.

BEDROOM ONE

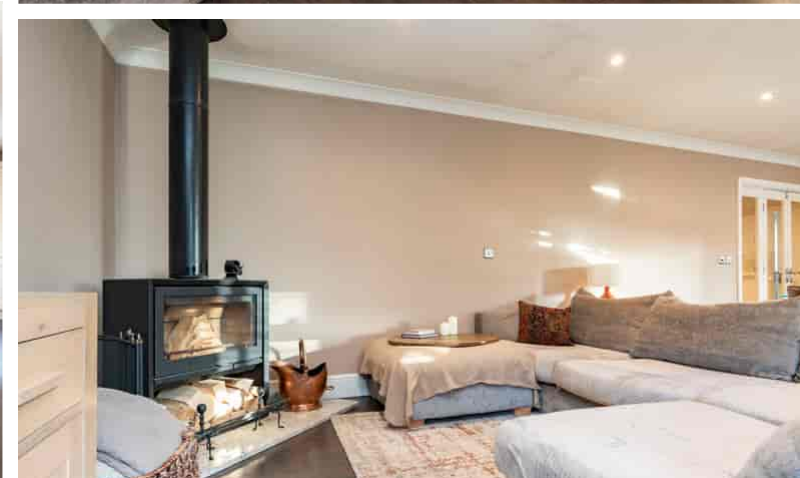
15' 11" (maximum including entrance area) x 11' 8"

(maximum) (4.85m x 3.56m)

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

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with vanity unit beneath and mixer tap, shower cubicle with wall mounted mains fed shower with hand held shower attachment within and bi-fold shower screen, tiled flooring, fully tiled walls, obscure glazed window to side elevation, coved cornice, ceiling light point, extractor fan, heated towel rail.



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BEDROOM TWO

10' 2" (maximum) x 10' 7" (maximum) (3.10m x 3.23m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe.

BEDROOM THREE

8' 11" x 7' 11" (2.72m x 2.41m)

Having window to side elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe.

FAMILY BATHROOM

10' 0" x 6' 3" (3.05m x 1.91m)

Being fitted with a three piece suite comprising high cistern WC, wash hand basin with vanity unit and mixer tap, free standing bath with mixer tap and hand held shower attachment, extended tiled splashbacks to bath area, tiled flooring, radiator incorporating heated towel rail, coved cornice, ceiling light point obscure glazed window, extractor fan.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a granite gravelled driveway which provides off road parking and is served by outside lighting. Gated access leading to the rear.

The rear garden enjoys a pleasant approximately south facing aspect and incorporates a paved patio seating area providing entertaining space, leading to a lawned section with beds and borders providing space for plants and shrubs. The garden is fully enclosed by fencing, served by outside lighting and houses the oil tank.



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SERVICES

Mains water, electricity and drainage are connected to the property. The property is served by oil fired central heating.

REFERENCE

18012025/28549677/MIL



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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. 96.6 sq. metres (1039.7 sq. feet)



Total area: approx. 96.6 sq. metres (1039.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	61	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC