



£269,950

64 Deldale Road, Wyberton, Boston, Lincolnshire PE21 7BT

SHARMAN BURGESS

**64 Deldale Road, Wyberton, Boston,
Lincolnshire PE21 7BT
£269,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

5' 6" (maximum measurement including staircase) x 12' 0" (1.68m x 3.66m)

With partially obscure glazed side entrance door, stairs rising to first floor landing, Karndean flooring.

Having been refitted and improved by the current vendor, this detached chalet style property benefits from a two storey extension to the rear, with the accommodation comprising an entrance hall, large living kitchen with integrated appliances, lounge diner, utility room, ground floor shower room with bedroom three also situated on the ground floor. Two large double bedrooms and a sizeable bathroom are located on the first floor. Further benefits include a driveway, single garage, enclosed rear garden, Karndean flooring to the majority of the ground floor and uPVC double glazing.



SHARMAN BURGESS



LIVING KITCHEN

27' 7" x 10' 7" (8.41m x 3.23m) (both maximum measurements)
This fantastic living space benefits from a fully fitted modern kitchen with counter tops, inset ceramic sink and drainer with mixer tap, an extensive range of base level storage units, drawer units and matching eye level wall units, integrated dishwasher, integrated oven and grill, four ring electric hob and illuminated fume extractor, additional return work surface with integrated fridge and freezer beneath providing the kitchen with a seating area. The remainder is open plan and benefits from coved cornice, ceiling recessed lighting, French doors leading to the rear garden. Karndean flooring throughout.

UTILITY ROOM

8' 7" x 5' 4" (2.62m x 1.63m)
With counter top, built-in units, plumbing for automatic washing machine, radiator, coved cornice, ceiling recessed lighting, extractor fan, Karndean flooring.

LOUNGE

22' 5" (maximum measurement) x 12' 6" (maximum measurement including chimney breast) (6.83m x 3.81m)
With two windows to front aspect, wall mounted lighting, two radiators, Karndean flooring.

GROUND FLOOR SHOWER ROOM

8' 6" x 6' 6" (2.59m x 1.98m)
With shower cubicle with wall mounted mains fed shower, fitted shower screen and tiling within. Wash hand basin with vanity unit, mixer tap and tiled splashback. WC, heated towel rail, coved cornice, ceiling light point, extractor fan.



**SHARMAN
BURGESS** Est 1996

GROUND FLOOR BEDROOM THREE

11' 7" x 11' 2" (3.53m x 3.40m)

With window to rear aspect, radiator, coved cornice, ceiling light point, wall light points. Being accessed via the ground floor shower room makes this an ideal en-suite bedroom.

FIRST FLOOR LANDING

With cupboard housing the refitted gas combination central heating boiler.

ADDITIONAL LANDING

11' 6" x 5' 4" (maximum measurement with reduced head height) (3.51m x 1.63m)

With light point and fitted storage units.

BEDROOM ONE

12' 7" (maximum measurement) x 12' 4" (maximum measurement with reduced head height) (3.84m x 3.76m)

With window to front aspect, radiator, ceiling light point, built-in wardrobe.

BEDROOM TWO

13' 0" (maximum measurement with reduced head height) x 11' 9" (3.96m x 3.58m)

With window to rear aspect, radiator, ceiling light point, access into the eaves.

FIRST FLOOR BATHROOM

11' 6" x 6' 7" (maximum measurement with reduced head height) (3.51m x 2.01m)

With a three piece suite comprising a WC, pedestal wash hand basin, corner bath, radiator, walls tiled to approximately half height, ceiling recessed lighting, Velux window, extractor fan.

EXTERIOR

The property is approached over a dropped kerb leading to the driveway which provides off road parking. There is a low maintenance gravelled front garden which can provide additional parking and hardstanding if required. The driveway also provides vehicular access to the garage.

GARAGE

17' 2" x 8' 9" (5.23m x 2.67m)

With up and over door, served by power and lighting, with personnel door to rear garden.

REAR GARDEN

The rear garden initially comprises a paved patio seating area, leading to the remainder which is predominantly laid to lawn and enclosed by a mixture of wall and fencing and served by outside lighting.

SERVICES

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

REFERENCE

12102022/CLA



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

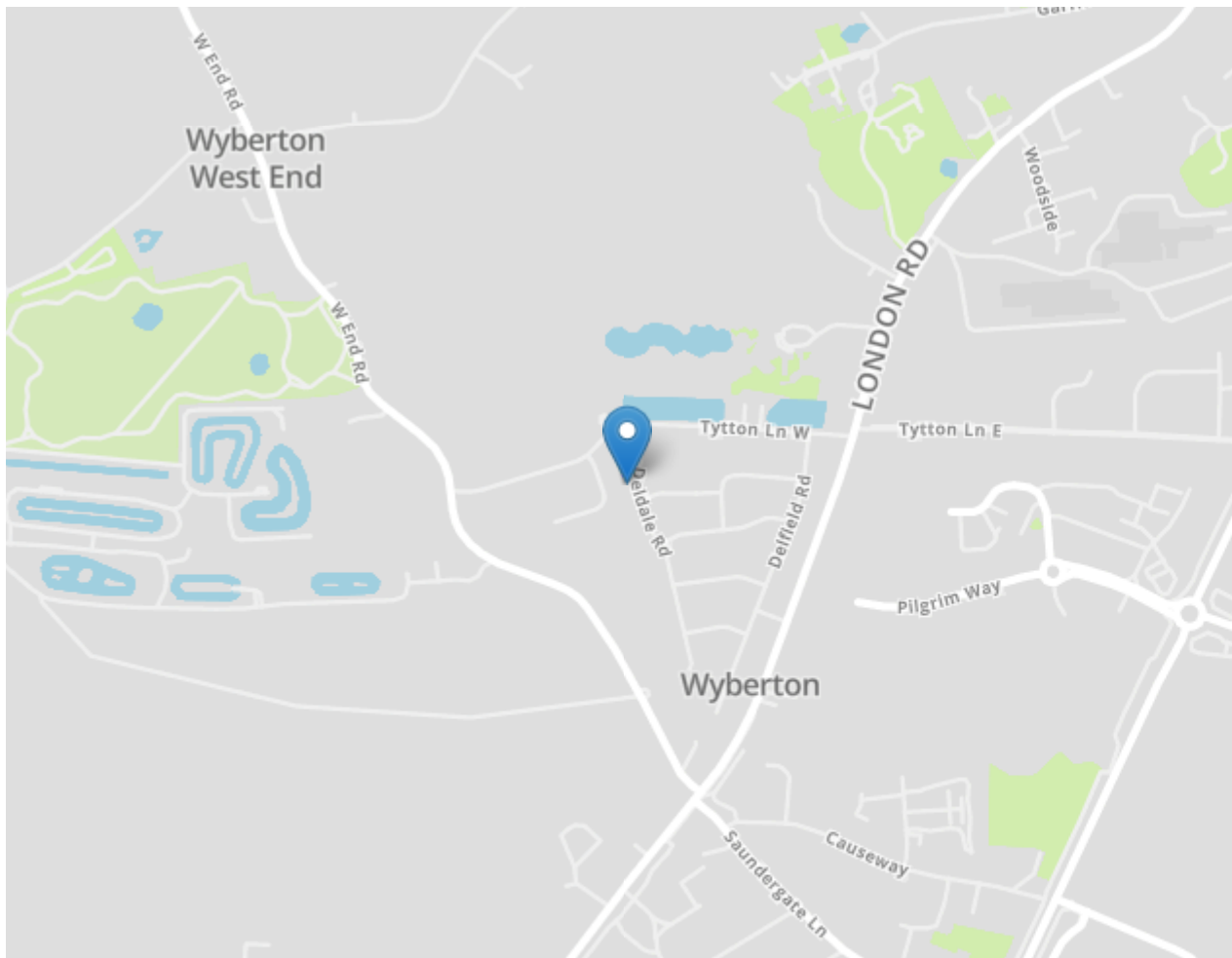
AGENT'S NOTES

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 Â£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 Â£100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS



Total area: approx. 145.3 sq. metres (1564.4 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	