



£269,950

48 Amos Way, Sibsey, Boston, Lincolnshire PE22 0SU

SHARMAN BURGESS

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PE22 0SU
£269,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, wood effect laminate flooring, staircase leading off, coved cornice, ceiling light point, radiator, personnel door to garage, wall mounted central heating thermostat.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin with tiled splashback, WC, obscure glazed window, ceiling light point.

An extremely well presented detached property situated in the highly sought after village of Sibsey. Accommodation comprises an entrance hall, lounge, dining room, modern kitchen and a ground floor cloakroom. To the first floor are four bedrooms arranged off a landing, family bathroom and refitted en-suite shower room to bedroom one. Further benefits include gas central heating, uPVC double glazing, driveway, garage and enclosed rear garden.



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LOUNGE

16' 4" (maximum) x 10' 8" (maximum) (4.98m x 3.25m)
Having window to front elevation, two radiators, coved cornice, ceiling light point, fitted electric fireplace with inset and hearth and display surround, TV aerial point, wiring for satellite TV.

DINING ROOM

9' 4" (maximum) x 8' 3" (maximum) (2.84m x 2.51m)
Having double doors leading to the rear garden, coved cornice, ceiling light point.

KITCHEN

14' 9" x 9' 4" (4.50m x 2.84m)
Having a well appointed fitted kitchen comprising work surfaces, inset ceramic one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, four ring induction hob with illuminated fume extractor above, space for American style fridge freezer, integrated dishwasher, two windows to rear elevation, obscure glazed entrance door, ceiling light point, digital central heating timer.

FIRST FLOOR LANDING

Having window to side elevation, access to roof space, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

13' 7" (maximum) x 10' 9" (maximum including built-in wardrobe) (4.14m x 3.28m)
Having window to front elevation, radiator, ceiling light point, built-in wardrobes to the majority of one wall with sliding doors and hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and storage units beneath, shower cubicle with wall mounted mains fed shower and hand held shower attachment within and bi-fold shower screen, extended tiled splashbacks, heated towel rail, ceiling light point, extractor fan, obscure glazed window.

BEDROOM TWO

10' 2" (maximum) x 11' 5" (maximum) (3.10m x 3.48m)

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

BEDROOM THREE

9' 7" (maximum) x 8' 2" (maximum) (2.92m x 2.49m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM FOUR

10' 9" (maximum) x 9' 6" (maximum) (3.28m x 2.90m)

Having window to rear elevation, radiator, ceiling light point.

FAMILY BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled splashbacks, electric shaver point, extractor fan, ceiling light point, obscure glazed window to rear elevation.

EXTERIOR

To the front, the property benefits from a gravelled driveway which provides off road parking as well as vehicular access to the garage. There is also a lawned front garden.

GARAGE

16' 3" x 8' 6" (4.95m x 2.59m)

Having up and over door, served by power and lighting, housing the wall mounted gas central heating boiler.

REAR GARDEN

Initially comprising a paved patio seating area providing entertaining space, leading to the remainder which is predominantly laid to lawn and houses a timber summerhouse including store which is to be included within the sale. The garden is fully enclosed and served by external tap and lighting.

SERVICES

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

REFERENCE

15102024/28315984/HAR



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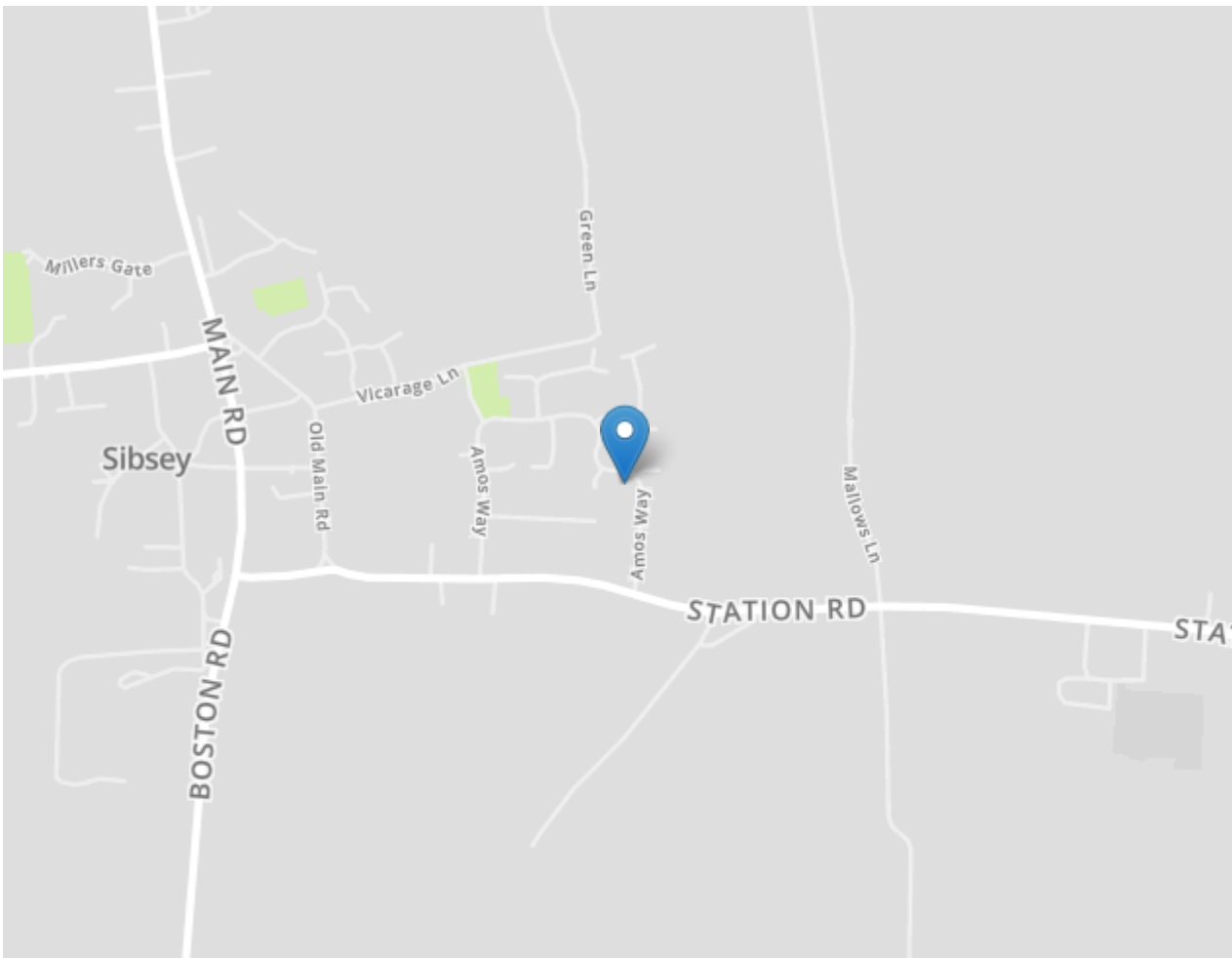
AGENT'S NOTES

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.

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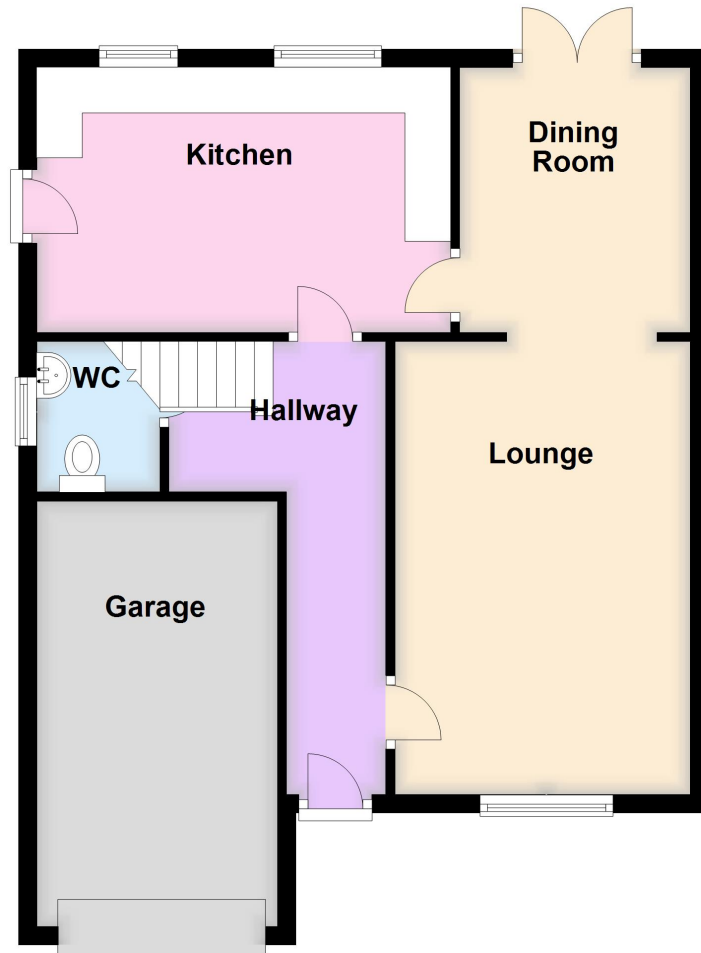
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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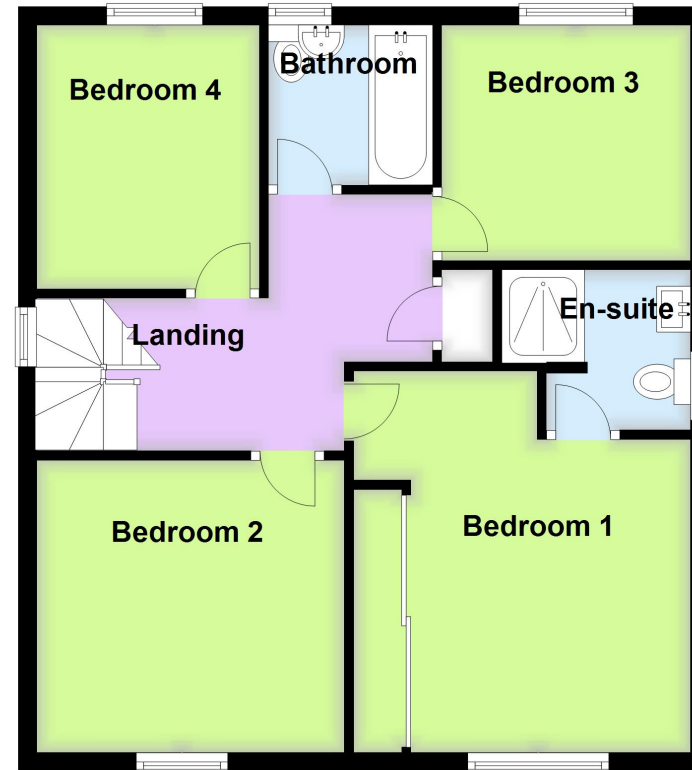
Ground Floor

Approx. 60.5 sq. metres (651.1 sq. feet)



First Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



Total area: approx. 117.2 sq. metres (1262.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	