



£445,000

Southlands, Wainfleet Road, Boston, Lincolnshire PE21 9RW

SHARMAN BURGESS

**Southlands, Wainfleet Road, Boston,
Lincolnshire PE21 9RW
£445,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially glazed front entrance door with obscure glazed side panels, four radiators, coved cornice, ceiling mounted lighting, built-in storage cupboard housing the electric fuse box and isolator for the solar panels, access to loft space served by loft ladder, double airing cupboard housing the hot water cylinder and slatted linen shelving within, obscure glaze door leading to the garden.

CLOAK AREA

4' 9" (maximum) x 3' 7" (1.45m x 1.09m)

Having wall mounted coat hooks, coved cornice, ceiling light point.

A highly impressive large detached bungalow situated on a plot size of approximately 1/3 of an Acre (s.t.s) with an approximate south facing rear garden. The versatile living accommodation currently comprises an entrance hall, lounge with fitted log burner and bi-fold doors leading to the rear garden, dining room, kitchen, utility room, cloakroom, four piece family bathroom and 4/5 bedrooms one of which benefits from an en-suite shower room. Further benefits include a large driveway providing ample off road parking, uPVC double glazing, gas central heating and owned solar panels on the rear roof elevation.



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CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin, WC, tiled floor, walls tiled to approximately half height, obscure glazed window, coved cornice, ceiling light point.

LOUNGE

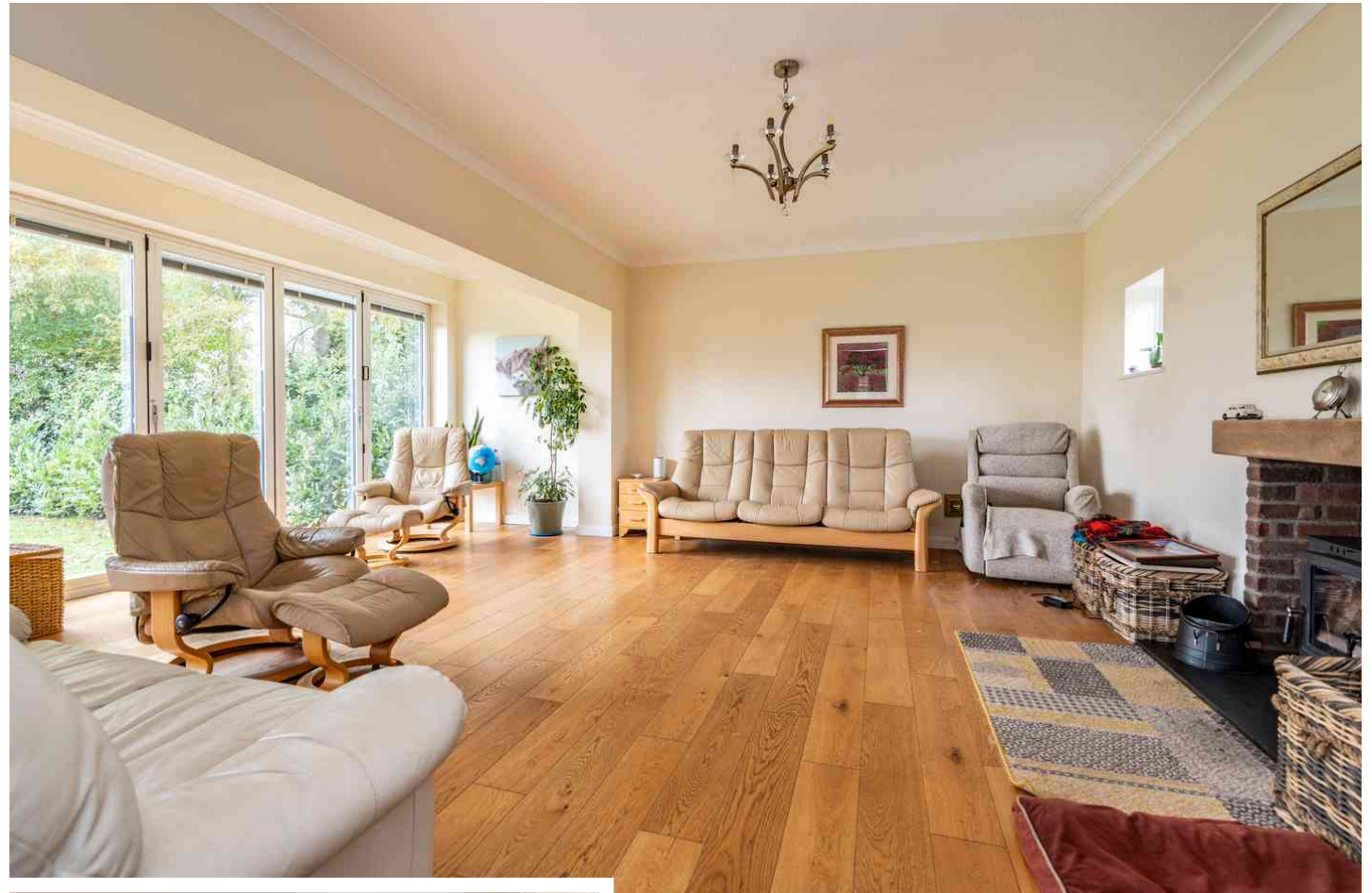
19' 0" (maximum) x 19' 3" (maximum including archway)
(5.79m x 5.87m)

A spacious room benefitting from French doors leading out to the rear garden, additional bi-fold doors also opening onto the rear garden, radiator, coved cornice, ceiling light point, additional ceiling recessed lighting, TV aerial point, two windows to the front elevation, fitted log burner with exposed brickwork inset, fitted hearth and display mantle above.

KITCHEN

12' 5" x 11' 4" (3.78m x 3.45m)

Having counter tops with inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob with illuminated stainless steel fume extractor above, integrated dishwasher, space for American style fridge freezer, coved cornice, ceiling mounted lighting, window to rear elevation, open plan through to: -



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DINING ROOM

11' 5" x 11' 8" (3.48m x 3.56m)

Also accessed from the Lounge. Having window to rear elevation, radiator, coved cornice, ceiling light point with ornamental ceiling rose.

UTILITY ROOM

11' 8" (maximum) x 6' 0" (3.56m x 1.83m)

Having counter top, sink and drainer with mixer tap, range of base level storage units, fitted larder style unit, plumbing for automatic washing machine, space for condensing tumble dryer, water softener (to be included within the sale), radiator, ceiling mounted strip light, side entrance door, window to front elevation.

BEDROOM ONE

15' 9" (maximum including built-in wardrobe) x 10' 9" (4.80m x 3.28m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, built-in double wardrobe with overhead storage locker.

BEDROOM TWO

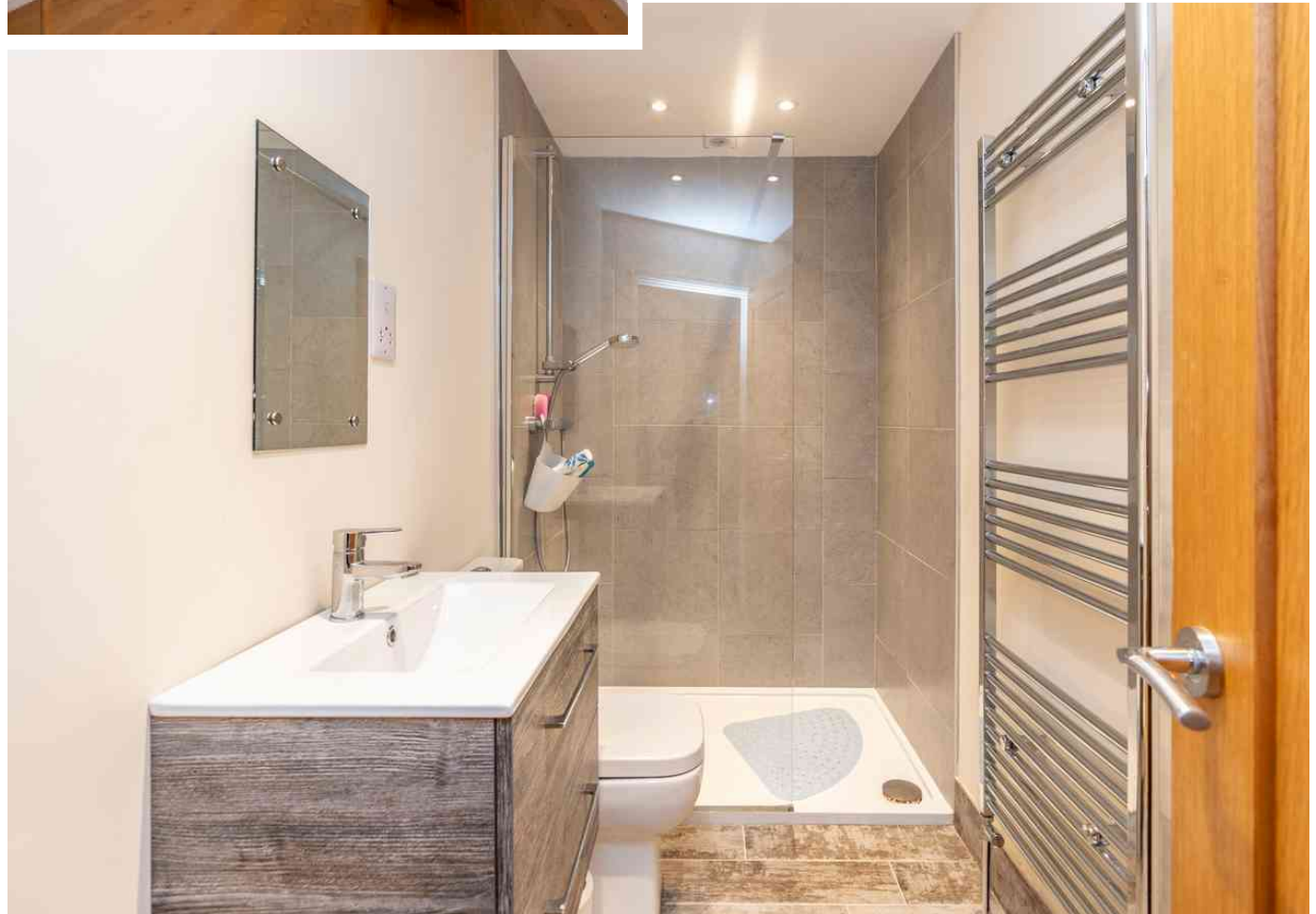
15' 9" x 11' 9" (4.80m x 3.58m)

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

BEDROOM THREE

12' 10" (maximum) x 9' 5" (maximum) (3.91m x 2.87m)

Having French doors with windows to either side, ceiling recessed lighting, radiator. Door to: -





EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, tiled floor, heated towel rail, electric shaver point, ceiling recessed lighting, extractor fan.

BEDROOM FOUR

11' 8" (maximum) x 9' 6" (maximum) (3.56m x 2.90m)
Having dual aspect windows, radiator, ceiling recessed lighting, TV aerial point.

BEDROOM FIVE/DRESSING ROOM/OFFICE

9' 0" x 8' 10" (2.74m x 2.69m)
With access from both Bedroom Four and the hallway. Having window to front elevation, ceiling light point, radiator.

FAMILY BATHROOM

9' 9" x 8' 3" (2.97m x 2.51m)
Being fitted with a corner panelled bath, shower cubicle with mains fed shower within and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and storage beneath and wall mounted mirror above, fully tiled walls, coved cornice, two ceiling light points, heated towel rail, obscure glazed window to side aspect.



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EXTERIOR

Having a total plot size of approximately 1/3 of an Acre (s.t.s), the property is approached over a large tarmac driveway which provides ample off road parking and hardstanding. There are further slated areas of hardstanding and a sizeable lawned front garden with mature heading to boundaries at either side. The driveway is served by external light, external electric charger point and gated access leads around to the rear garden.

To the rear, the garden enjoys an approximately south facing aspect and is predominantly laid to large sections of lawn, interspersed with a variety of trees and benefitting from a raised pond. The garden houses a timber shed (served by power), timber summerhouse and greenhouse which all are to be included in the sale. The garden is enclosed by a mixture of fencing and hedging and is served by an outside tap and lighting..

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The property is served by solar panels situated on the rear roof elevation which are owned by the current vendor and contribute to lower electricity bills.

REFERENCE

17102024/28259638/SMI



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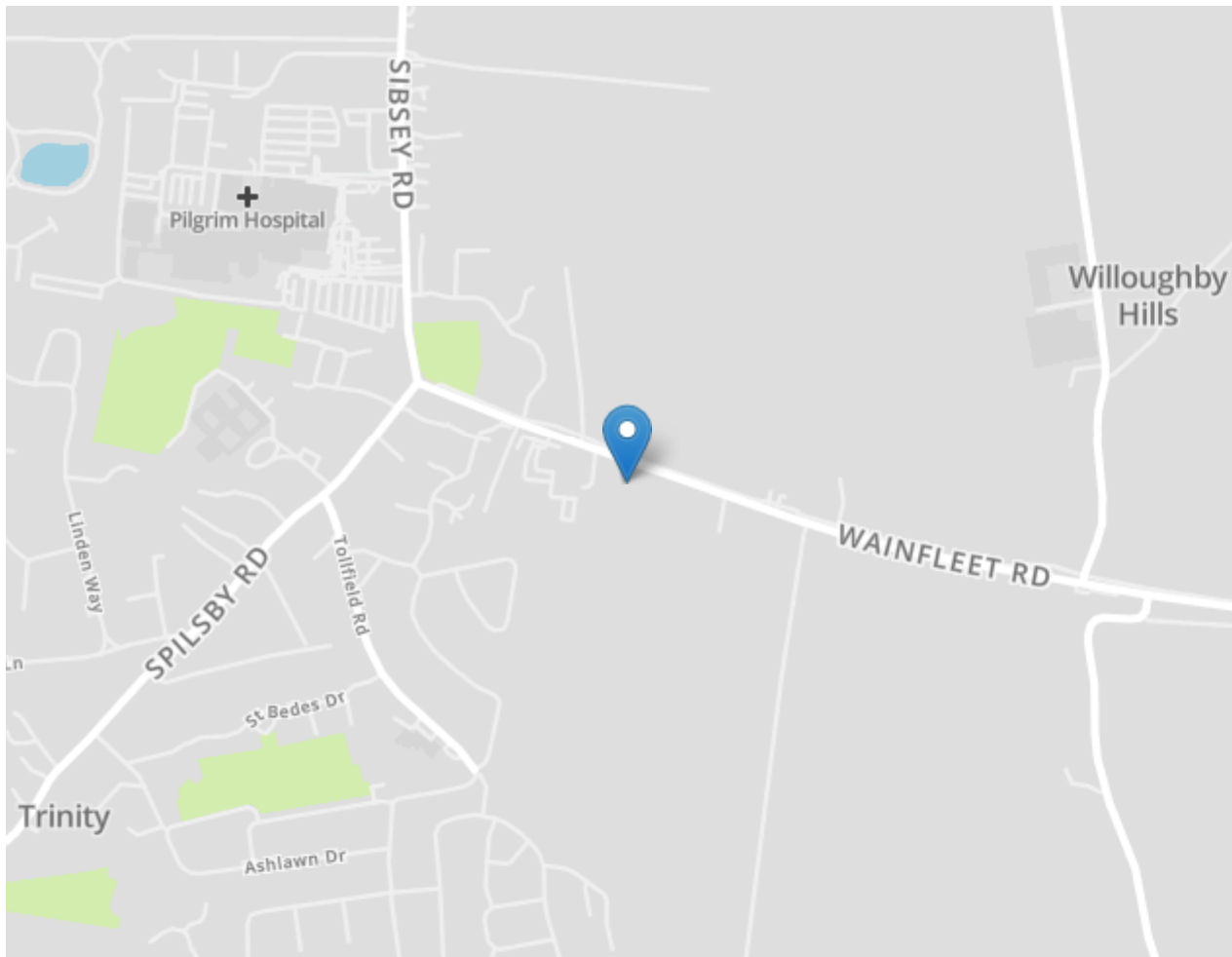
AGENT'S NOTES

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. 176.8 sq. metres (1903.6 sq. feet)



Total area: approx. 176.8 sq. metres (1903.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC