



**SHARMAN BURGESS** Est. 1996  
**FOR SALE**  
01205 361161

**£330,000**

47 Bayswood Avenue, Boston, Lincolnshire PE21 7RT

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**47 Bayswood Avenue, Boston, Lincolnshire**  
**PE21 7RT**  
**£330,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having a partially obscure glazed front entrance door with obscure glazed windows above and to either side, radiator, coved cornice, ceiling light point, staircase leading off, picture rail. Under stairs storage cupboard housing the electric fuse box, electric meter, wall mounted coat hooks and light within.

A highly impressive, extended detached family home offering fantastic sized living accommodation. Accommodation comprises an entrance hall, dining room with bay window, large inner hall/boot room with additional storage, utility room, ground floor cloakroom, living kitchen and a lounge accessed from both the kitchen and entrance hall. To the first floor are five good sized bedrooms, bedroom one benefits from an en-suite shower room and bedroom five is currently used as an office. There is also a family bathroom to the first floor. Further benefits include a double garage with electric up and over door, driveway, enclosed approximate south facing rear garden, gas central heating and uPVC double glazing throughout.



**SHARMAN BURGESS**



### DINING ROOM

15' 3" (maximum into bay window) x 10' 9" (maximum)  
(4.65m x 3.28m)

Having a feature bay window to front aspect, radiator, dado rail, coved cornice, ceiling light point, living flame coal effect gas fireplace with fitted hearth inset and display surround and wall mounted arched recessed display niches to either side.

### LOUNGE

20' 7" (maximum) x 10' 9" (maximum) (6.27m x 3.28m)

Having window to rear aspect, single French door leading to the rear garden, wood effect laminate flooring, two radiators, dado rail, coved cornice, two ceiling light points, TV aerial point, living flame coal effect gas fire with fitted inset and hearth and display surround.

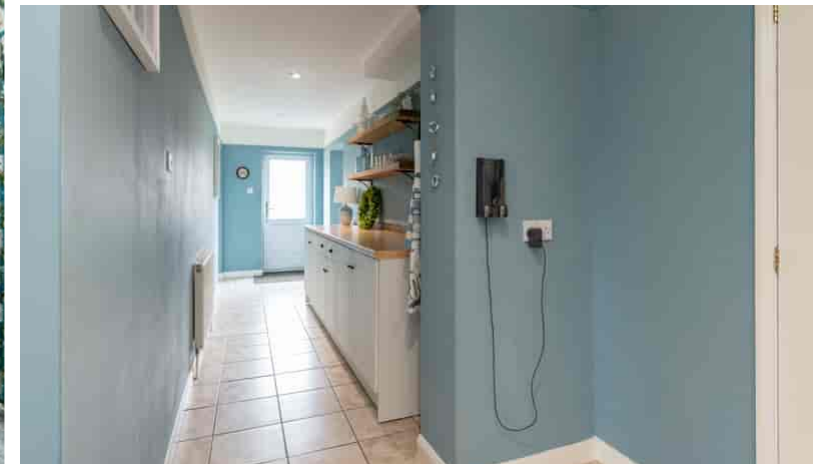
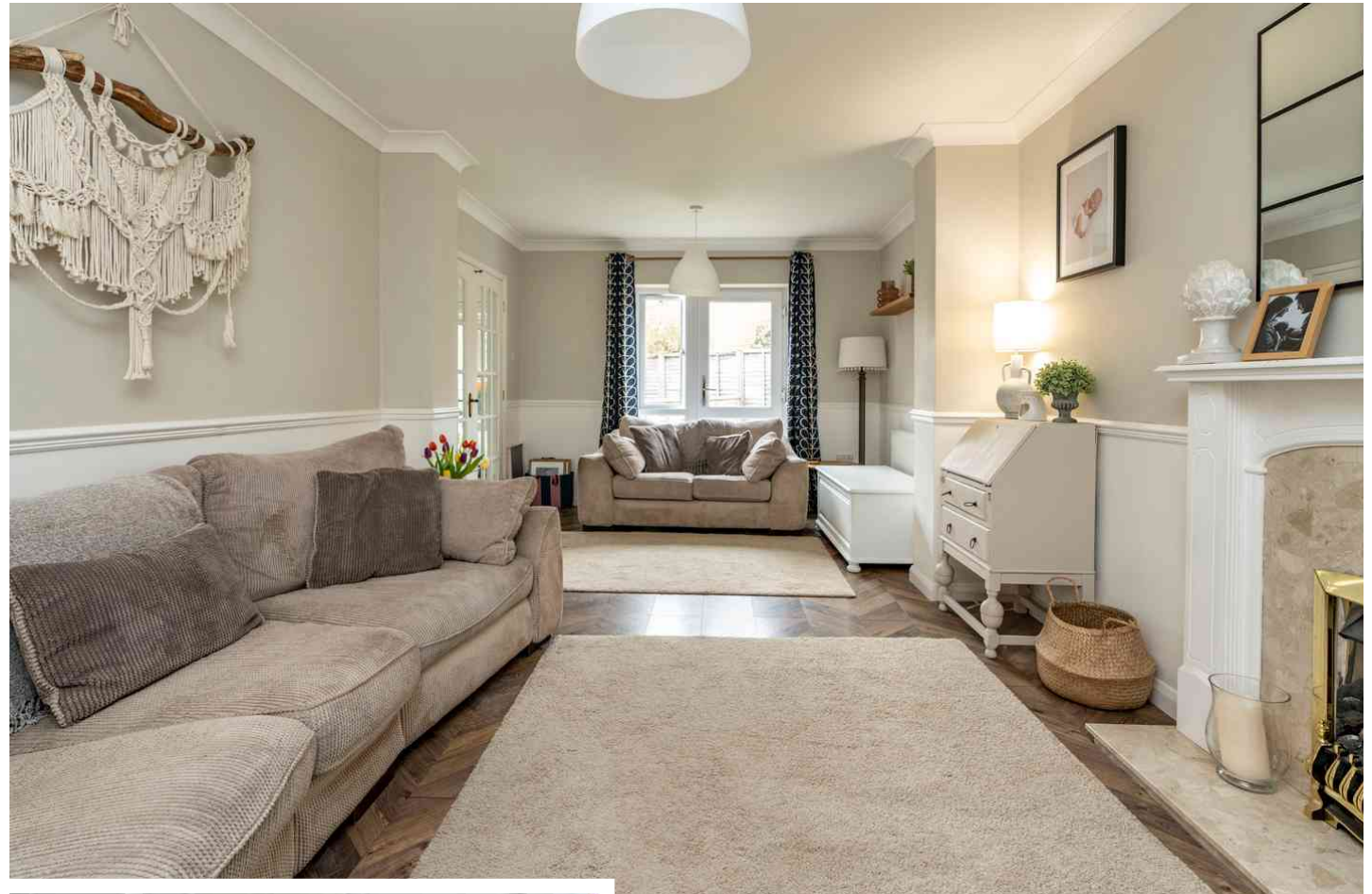
### BOOT ROOM/INNER HALL

9' 6" (maximum) x 25' 6" (maximum) (2.90m x 7.77m)

An extremely useful space having tiled flooring, two radiators, picture rail, ceiling recessed lighting, roll edge work surfaces, range of base level storage units and drawer units, obscure glazed entrance door, personnel door to garage, cloak cupboard with hanging rail within.

### UTILITY ROOM

Having roll edge work surfaces with stainless steel sink and drainer and mixer tap, base level storage units, plumbing for automatic washing machine, space for condensing tumble dryer, window to side aspect, extractor fan, coved cornice, ceiling light point, access to roof space.



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### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with vanity unit beneath and tiled splashback, WC, radiator, obscure glazed window, coved cornice, ceiling light point, extractor fan, tiled floor.

### LIVING KITCHEN

17' 8" (maximum) x 14' 0" (maximum) (5.38m x 4.27m)

Having roll edge work surfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, space for American style fridge freezer, integrated waist height double oven and grill, five ring gas hob with illuminated stainless steel fume extractor above, plumbing for dishwasher, tiled flooring, radiator, coved cornice, ceiling recessed lighting, dual aspect windows, French doors leading to the rear garden. Access to Lounge.

### FIRST FLOOR LANDING

Having coved cornice, ceiling recessed lighting, access to roof space.

### BEDROOM ONE

14' 0" (maximum into bay window) x 12' 6" (maximum) (4.27m x 3.81m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, access to roof space.







#### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, heated towel rail, coved cornice, ceiling light point, extractor fan, obscure glazed window.

#### BEDROOM TWO

15' 1" (maximum into bay window) x 10' 10" (maximum) (4.60m x 3.30m)

Having feature bay window to front aspect, radiator, coved cornice, ceiling light point.

#### BEDROOM THREE

12' 7" (maximum) x 10' 5" (maximum) (3.84m x 3.17m)

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

#### BEDROOM FOUR

17' 7" (including built-in airing cupboard) x 10' 10" (5.36m x 3.30m)

Having two windows to front aspect, radiator, coved cornice, ceiling light point, built-in airing cupboard with hot water cylinder and slatted linen shelving within.

#### BEDROOM FIVE

8' 5" x 7' 0" (2.57m x 2.13m)

Currently used as an office. Having window to front aspect, radiator, coved cornice, ceiling light point.



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### FAMILY BATHROOM

Being fitted with a three piece suite comprising P-shaped bath with wall mounted electric shower above and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and storage beneath and to the side, obscure glazed window to rear aspect, ceiling recessed lighting, extractor fan, heated towel rail.

### EXTERIOR

To the front, the property is approached over a good sized gravelled driveway which provides off road parking for numerous vehicles as well as vehicular access to the: -

### DOUBLE GARAGE

17' 10" (maximum) x 17' 8" (maximum) (5.44m x 5.38m)

Having electric up and over double door, served by power, lighting and cold water tap, obscure glazed window to side aspect, wall mounted Valliant gas central heating boiler.

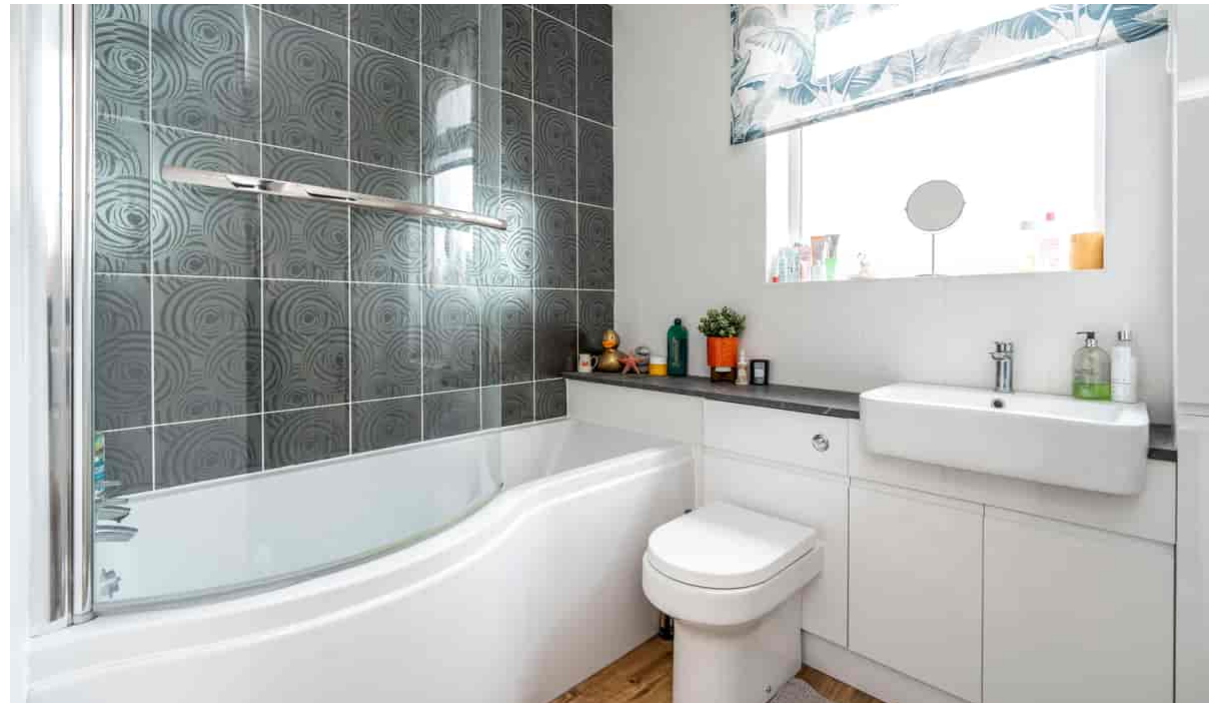
The property benefits from a good sized rear garden which is predominantly laid to lawn and enclosed by fencing. The garden benefits from a raised decked area providing seating space and a separate barked section providing a children's play area. The rear garden is served by external tap and lighting. There is a further side section which is predominantly laid to gravel and has double gated access from the driveway and provides hardstanding space if required.

### SERVICES

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

### REFERENCE

05032024/27314106/RAS



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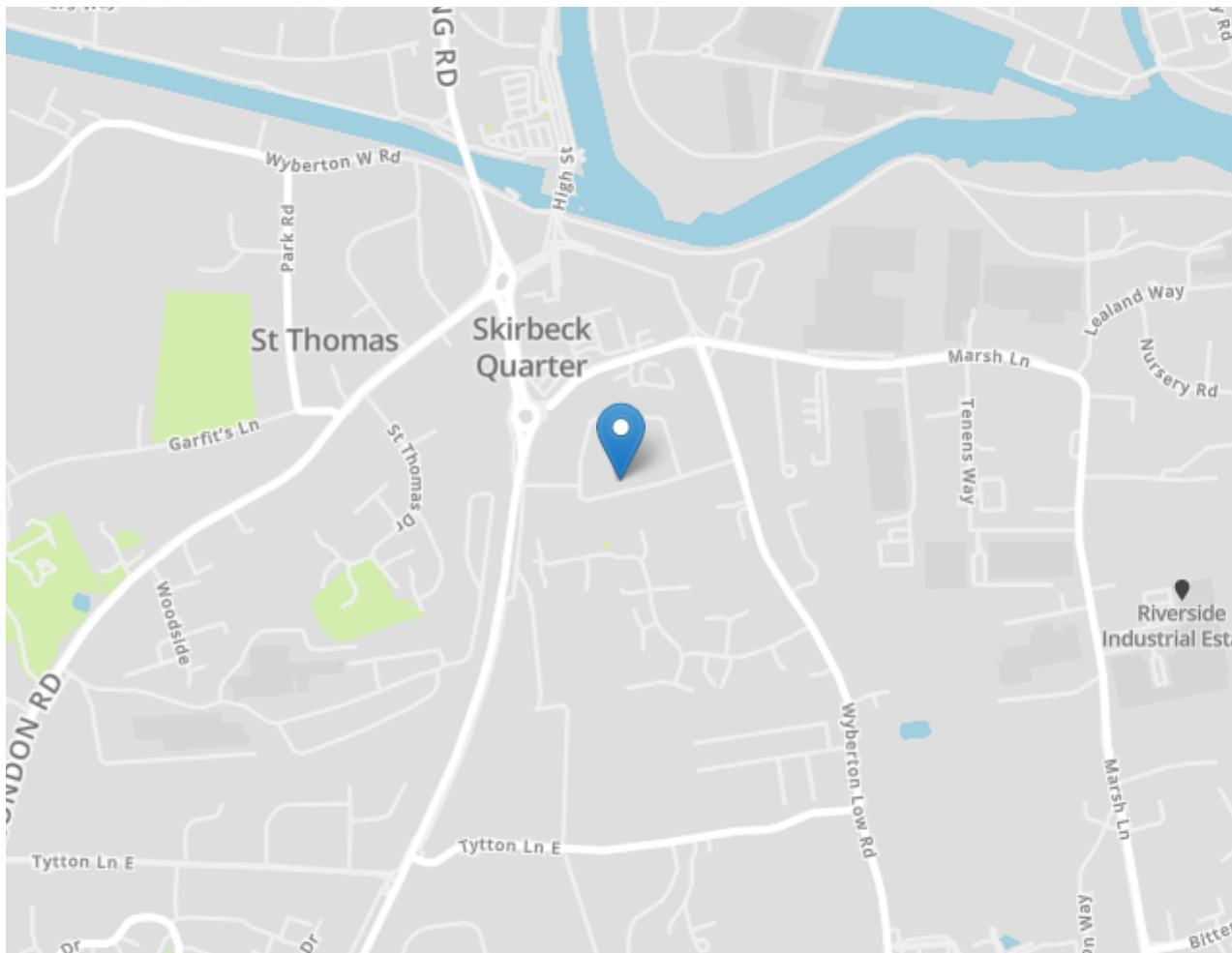
## AGENT'S NOTES

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.

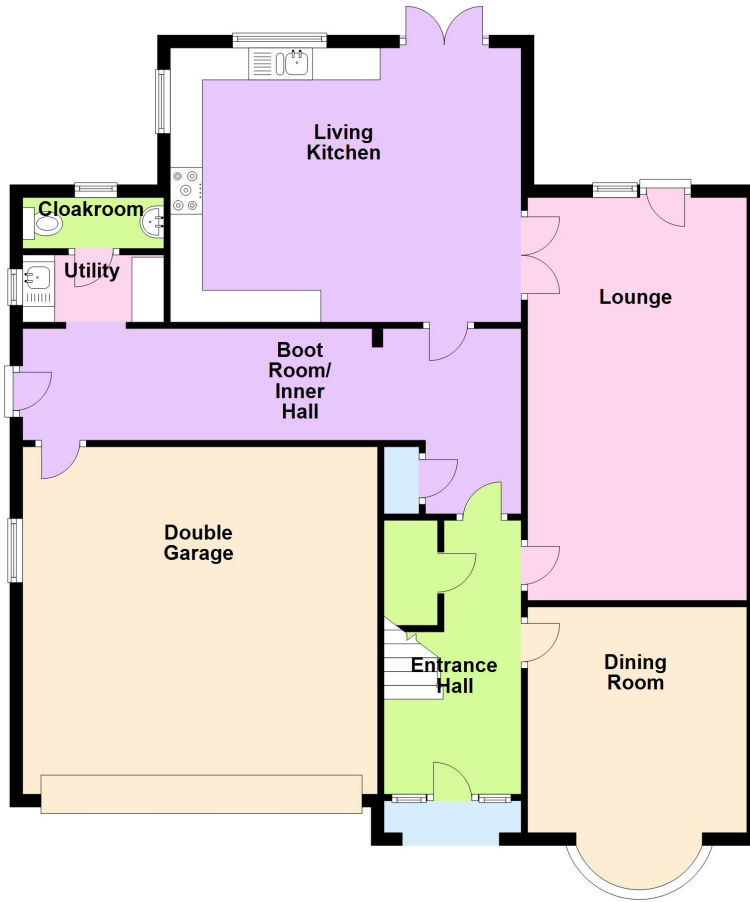


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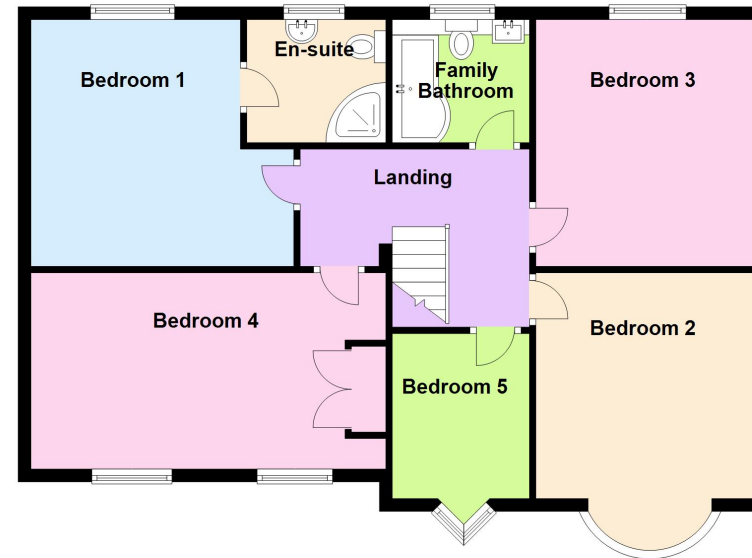
### Ground Floor

Approx. 122.7 sq. metres (1320.9 sq. feet)



### First Floor

Approx. 82.4 sq. metres (887.2 sq. feet)



Total area: approx. 205.1 sq. metres (2208.0 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		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	