



Offers Over £249,950

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

SHARMAN BURGESS

**44 Deldale Road, Wyberton, Boston,
Lincolnshire PE21 7BT**
Offers Over £249,950 Freehold

An extremely well presented detached property having accommodation comprising an entrance hall, large lounge, open plan kitchen diner, three bedrooms to the first floor, dressing room/office, large four piece family bathroom. Further benefits include detached garage, uPVC double glazing, gas central heating, front and rear gardens.

ACCOMMODATION

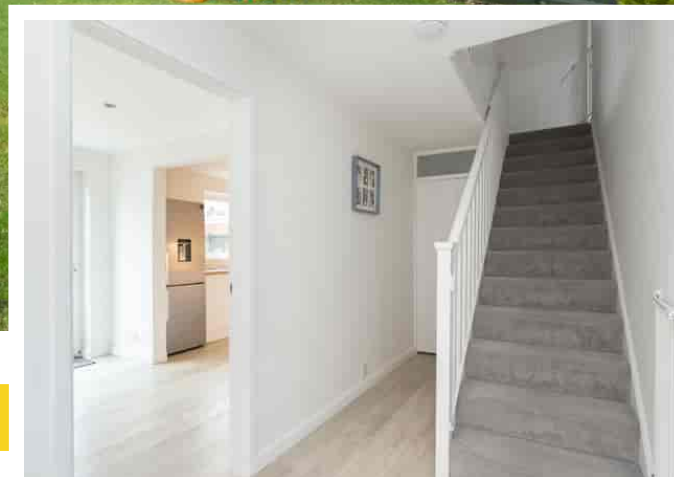
ENTRANCE HALL

14' 8" x 5' 10" (including staircase) (4.47m x 1.78m)

Having partially obscure glazed side entrance door with obscure glazed windows to either side, luxury vinyl tiled flooring, radiator, staircase leading off, under stairs storage cupboard, ceiling light point.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with mixer tap and tiled splashback, push button WC, luxury vinyl tiled flooring, obscure glazed window to side elevation, ceiling light point, radiator.



SHARMAN BURGESS



LOUNGE

19' 6" (maximum) x 11' 10" (maximum including chimney breast) (5.94m x 3.61m)

Having two windows to front elevation, two radiators, two ceiling light points, ornamental fireplace, TV aerial point, wiring for satellite TV, additional base level storage to right hand side of the chimney breast.

OPEN PLAN KITCHEN DINER

19' 5" (maximum) x 9' 9" (maximum including archway) 5.92m x 2.97m)

The dining area benefits from luxury vinyl tiled flooring, sliding patio doors leading to the rear garden, radiator, ceiling recessed lighting, TV aerial point. The kitchen area comprises counter tops, inset stainless steel one and half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, space for twin height fridge freezer, integrated slimline dishwasher, integrated four ring hob with illuminated fume extractor above, integrated waist height double oven and grill, window to rear elevation, ceiling recessed lighting.

FIRST FLOOR LANDING

Having window to side elevation, radiator, ceiling light point, access to loft space, built-in boiler cupboard housing the Worcester gas central heating boiler.

BEDROOM ONE

12' 0" (maximum) x 10' 10" (maximum) (3.66m x 3.30m)

Having window to front elevation, radiator, coved cornice, ceiling light point, additional feature bedside lighting, built-in wardrobes with hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 7" (maximum) x 10' 0" (maximum) (3.23m x 3.05m)

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

BEDROOM THREE

12' 2" (maximum) x 8' 5" (maximum) (3.71m x 2.57m)

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

DRESSING ROOM/OFFICE

6' 8" x 5' 5" (2.03m x 1.65m)

Having obscure glazed window to side elevation, radiator, ceiling light point.

FAMILY BATHROOM

9' 10" x 8' 7" (3.00m x 2.62m)

Being fitted with a four piece suite comprising walk-in shower area with fitted shower screen and wall mounted shower and hand held shower attachment within, push button WC, panelled bath with mixer tap, pedestal wash hand basin with mixer tap, tiled floor with under floor heating, walls tiled to approximately half height, ceiling recessed lighting, extractor fan, obscure glazed window to rear elevation, heated towel rail.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the concrete driveway which provides off road parking. The driveway extends to the left hand side of the property and provides vehicular access to the garage. The front garden is laid to lawn.

DETACHED GARAGE

Having up and over door, served by power and lighting.

REAR GARDEN

The garden enjoys a pleasant, approximately south westerly facing aspect and is initially laid to a hardstanding patio area providing entertaining space, leading to the remainder of the garden which is predominantly laid to lawn, with barked flower and shrub borders. The garden is fully enclosed by fencing and served by external tap and lighting.

SERVICES

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

REFERENCE

08012025/28332541/MAS



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

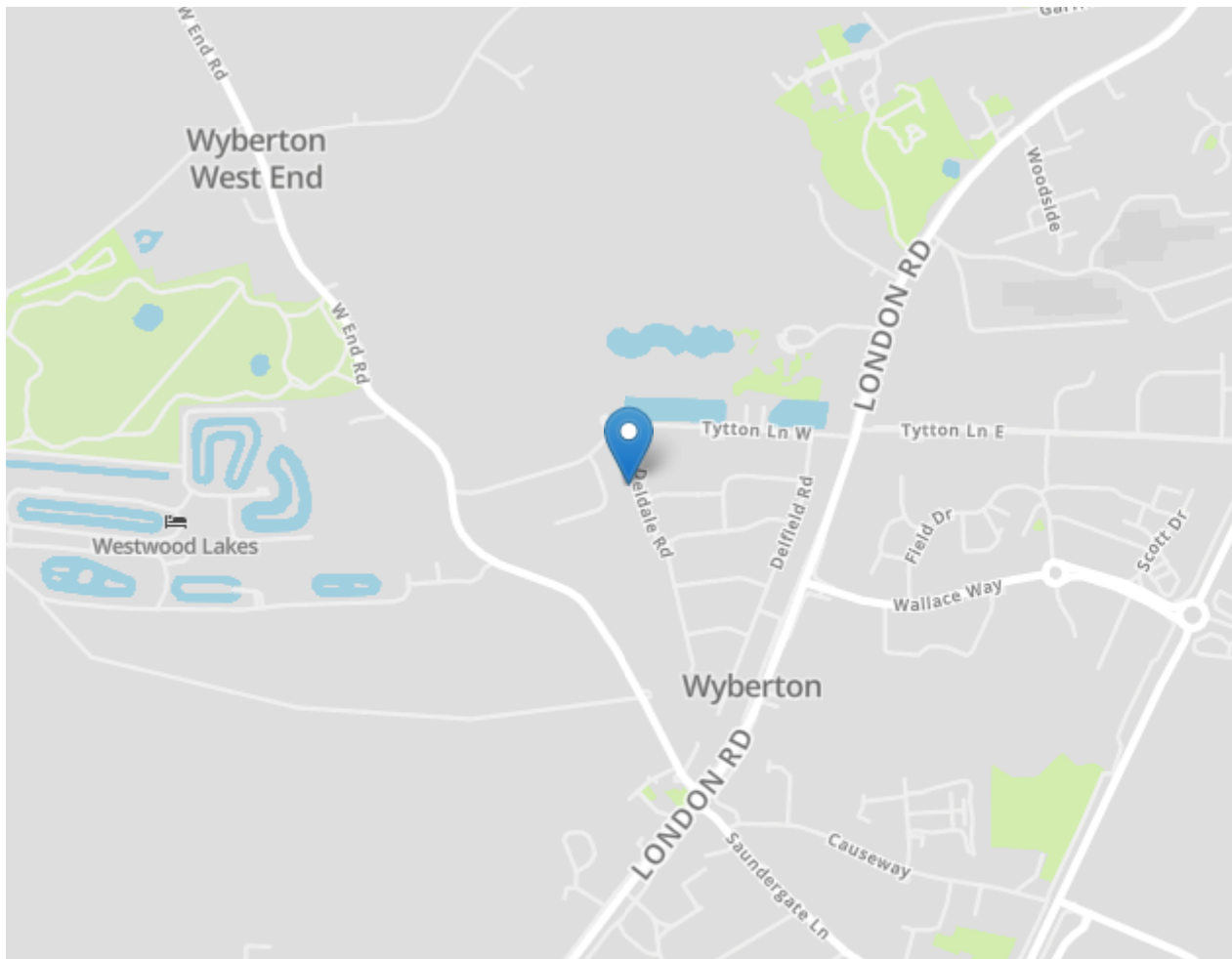
AGENT'S NOTES

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 £150.

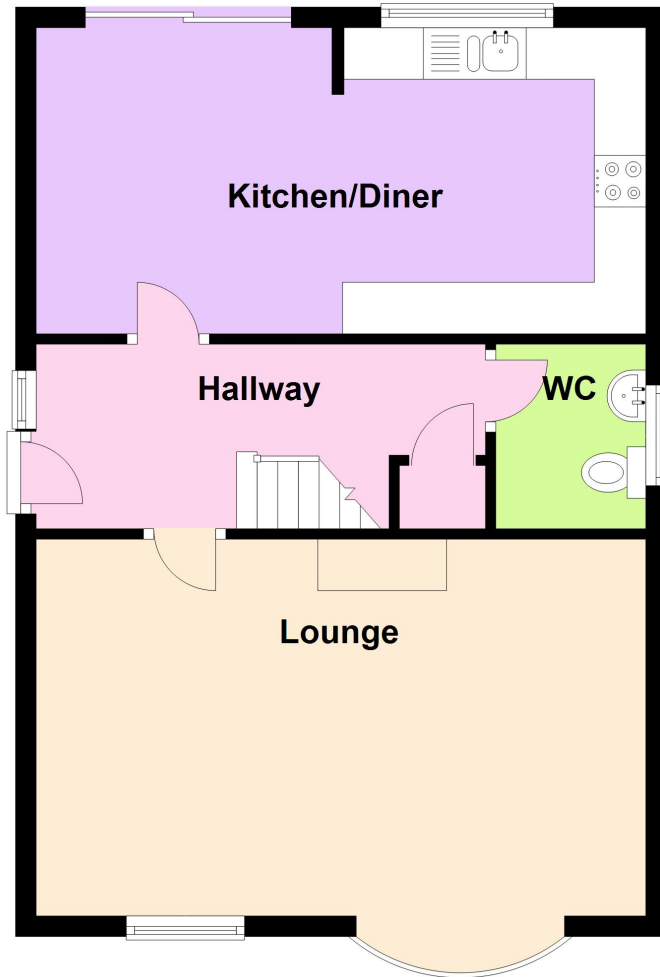
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

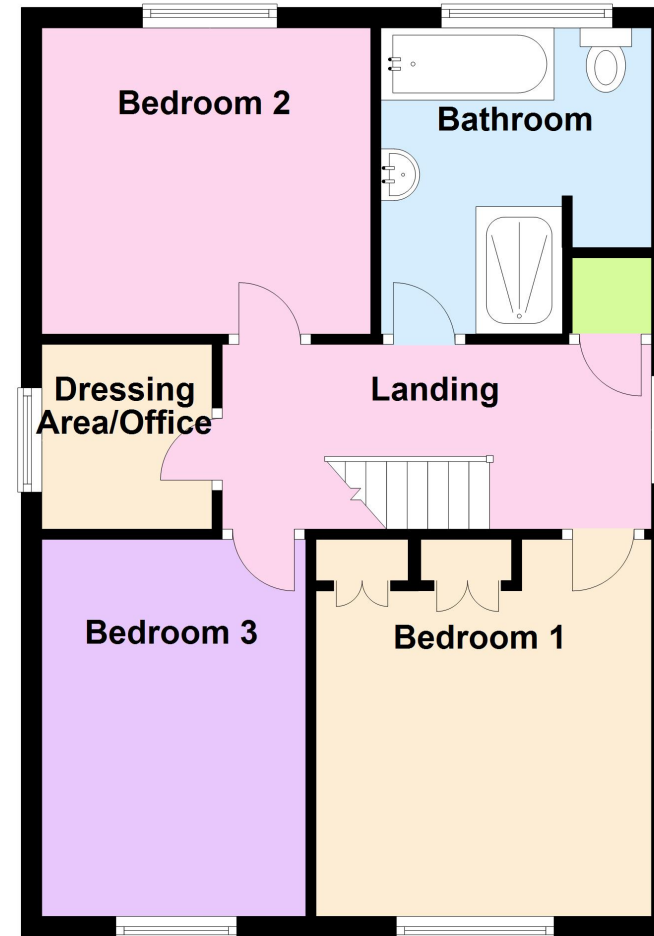
Ground Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



Total area: approx. 102.3 sq. metres (1101.3 sq. feet)

**SHARMAN
BURGESS** Est 1996

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	