



**£495,000**

4 Firth Close, Stickney, Boston, Lincolnshire PE22 8EE

**SHARMAN BURGESS**







We are proud to present this select development of stunning detached Executive style family homes to the market, in a private cul-de-sac of just four properties situated on the edge of this popular village. Each property is finished to a high standard of specification and features four generous bedrooms, two of which have en-suite shower rooms, fully fitted kitchens and utility rooms with quartz worktops, study/playroom and block paved driveways with large double garages having extra high roller shutters doors.

#### ACCOMMODATION

##### RECEPTION HALL

18' 8" (maximum) x 9' 6" (maximum) (5.69m x 2.90m)

##### LOUNGE

18' 8" x 12' 11" (5.69m x 3.94m)

With double doors connecting to dining kitchen.

##### CLOAKROOM

7' 8" x 4' 9" (2.34m x 1.45m)

##### STUDY/PLAYROOM

13' 0" x 10' 6" (3.96m x 3.20m)

##### OPEN PLAN LIVING DINING KITCHEN

36' 6" x 13' 3" maximum in kitchen area narrowing to 10' 4" (11.13m x 4.04m maximum in kitchen area narrowing to 3.15m)

Having recessed spotlighting to ceiling with dimmer switches, colour coded aluminium framed bi-fold doors leading to patio and rear garden.

##### UTILITY ROOM

10' 1" x 7' 8" (3.07m x 2.34m)

Fully fitted with matching units to the kitchen and sink unit. uPVC double glazed rear entrance door.

##### STAIRS AND LANDING

With large built-in storage cupboard, radiator, access to roof space.

##### MASTER BEDROOM (REAR)

17' 5" (maximum) x 16' 5" (maximum) (5.31m x 5.00m)

Having radiator, TV aerial and telephone points.

##### EN-SUITE SHOWER ROOM

12' 2" x 4' 7" (3.71m x 1.40m)

##### BEDROOM TWO (REAR)

18' 9" (maximum) x 12' 9" (5.71m x 3.89m)

Having radiator, TV aerial and telephone points.

##### EN-SUITE SHOWER ROOM

13' 0" x 4' 7" (3.96m x 1.40m)

##### BEDROOM THREE (FRONT)

13' 0" x 11' 5" (3.96m x 3.48m)

Having radiator, TV aerial and telephone points.

##### BEDROOM FOUR (FRONT)

12' 0" (excluding door recess) x 10' 7" (3.66m x 3.23m)

Having radiator, TV aerial and telephone points.

##### FAMILY BATHROOM

10' 7" x 6' 2" (3.23m x 1.88m)

##### EXTERIOR

A block paved driveway provides parking space in addition to access to the: -

##### DETACHED DOUBLE GARAGE

18' 8" (width) x 18' 7" (length) (5.69m x 5.66m)

With roller shutter door having 7' 4" (2.24m) height clearance. uPVC personnel door.

A fenced rear garden features a good sized porcelain tiled patio, served by wall mounted exterior lighting.

##### SPECIFICATION

- Fitted kitchens and utility rooms having quartz worktops and Quooker taps in addition to fitted appliances comprising oven, hob and extractor, fridge freezer, dishwasher and wine cooler
- Air source heat pump
- 300mm insulated floor with under floor heating
- 500mm thick loft insulation
- Full fibre to house
- CAT 5E data cables through the house
- Cream uPVC framed sealed unit double glazed windows complemented by PVC soffit and fascias
- Stone sills and lintels
- Oak framed porch
- Porcelain paved patio and footpaths
- Electric car charging point

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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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