

£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

 $36'6" \times 13'3"$ maximum in kitchen area narrowing to 10'4" (11.13m \times 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.

FAMILYBATHROOM

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

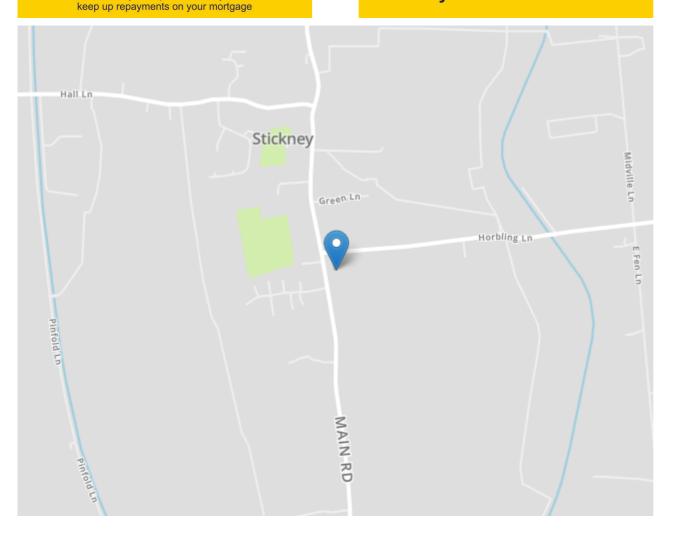
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AGENT'S NOTES

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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.

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







