



**£87,000**

12 Dunlin Close, Wyberton, Boston, Lincolnshire PE21 7FJ

**SHARMAN BURGESS**

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Lincolnshire PE21 7FJ**  
**£87,000 Leasehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially glazed front entrance door, staircase leading off, ceiling light point.

**LOUNGE DINER**

16' 3" (maximum) x 14' 10" (maximum taken into recess) (4.95m x 4.52m)

Having dual aspect windows, two radiators, two ceiling light points, TV aerial point.

A 60% Shared Ownership property with extremely well presented living accommodation comprising an entrance hall, lounge diner, kitchen, ground floor cloakroom, two larger than average bedrooms to the first floor and a family bathroom. Further benefits include a driveway and off road parking, gas central heating, uPVC double glazing and enclosed garden to the rear.



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### **KITCHEN**

11' 3" x 9' 5" (3.43m x 2.87m)

Having roll edge work surfaces with matching upstands, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with glass splashback and illuminated stainless steel fume extractor above, partially obscure glazed rear entrance door, window to rear elevation, ceiling light point, concealed Potterton gas central heating boiler, radiator, door to: -

### **BUILT-IN PANTRY**

With space for condensing tumble dryer, wall mounted coat hooks, ceiling light point and electric fuse box within.

### **GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising wall mounted wash hand basin with mixer tap and tiled splashback, push button WC, radiator, ceiling light point, obscure glazed window to rear elevation.

### **FIRST FLOOR LANDING**

Having access to loft space, ceiling light point, built-in linen cupboard with slatted shelving within.

### **BEDROOM ONE**

14' 10" (maximum into recess) x 9' 10" (4.52m x 3.00m)

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

### **BEDROOM TWO**

15' 10" (maximum) x 7' 8" (maximum) (4.83m x 2.34m)

Having dual aspect windows, radiator, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and hand held shower attachment and additional wall mounted mains fed shower above with fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, tiled splashback, heated towel rail, obscure glazed window to rear elevation, ceiling light point.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which extends to the right hand side of the property and provides off road parking.

### REAR GARDEN

Being initially laid to a paved patio seating area, leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed by fencing and served by outside lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### AGENTS NOTE

The property is to be purchased as a 60% shared ownership (Leasehold) with Amplus owning the remaining 40%. The rent payable for the remaining share is £158.55 per calendar month. There is also a additional monthly charge of £51.66 per calendar month which includes a service charge, buildings insurance and management fee. Prospective purchasers should be aware that there will be an application process to complete with Amplus. The property is subject to a local connection criteria, details of which are available from the selling agents office.

### REFERENCE

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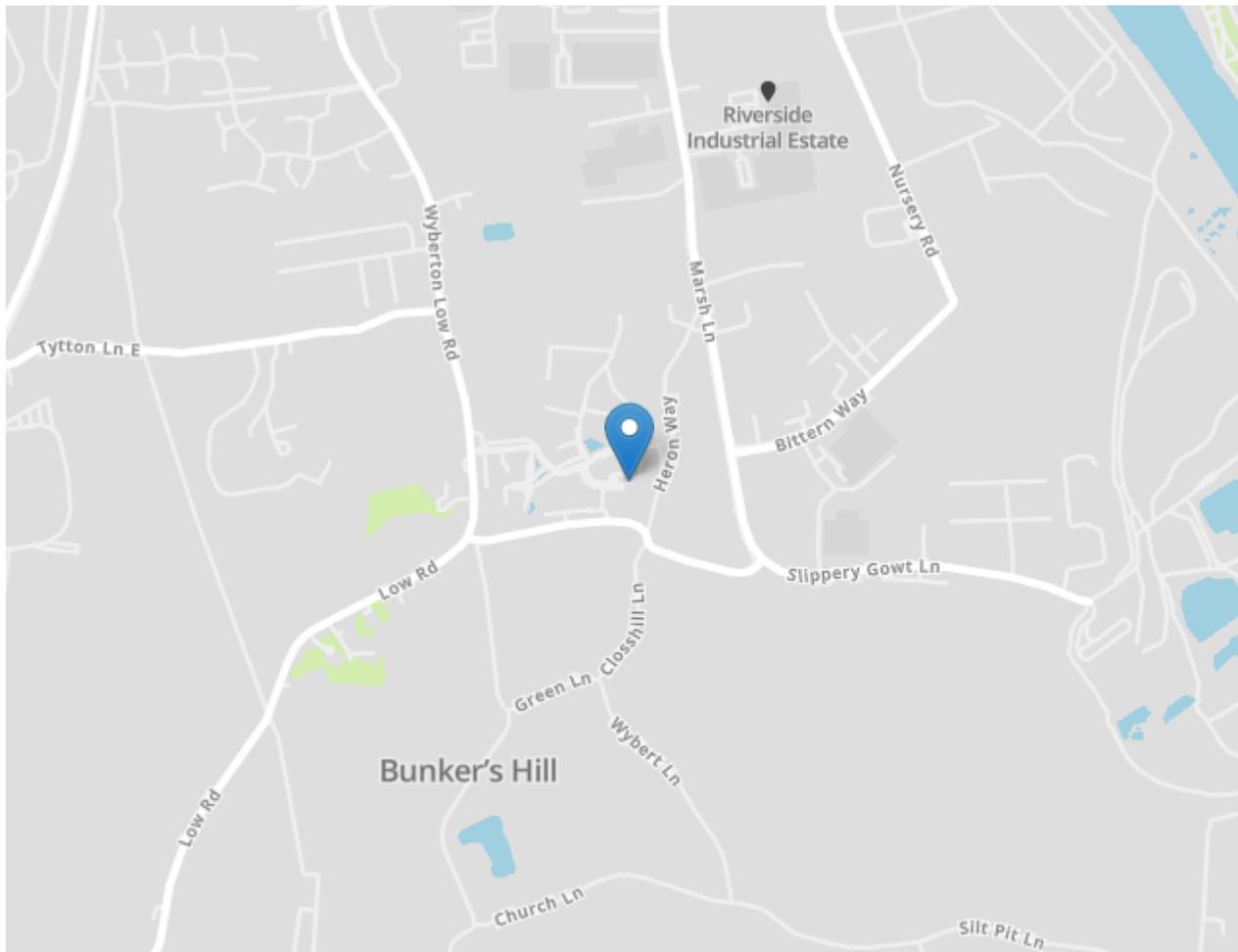
## AGENT'S NOTES

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.

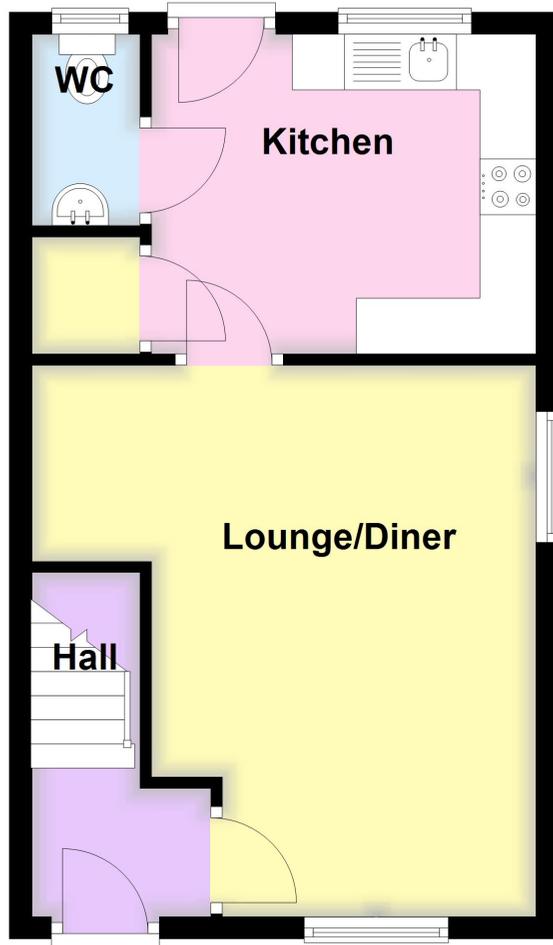
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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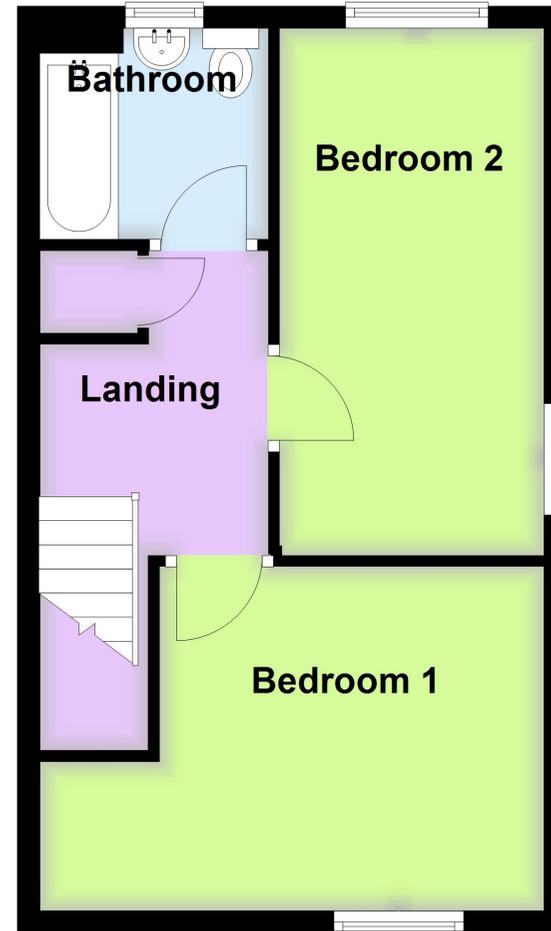
## Ground Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 71.0 sq. metres (764.3 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	