



SHARMAN  
BURGESS  
For Sale  
01205 361161

**£272,500**

57, Amos Way, Sibsey, Lincolnshire PE22 0SU

**SHARMAN BURGESS**



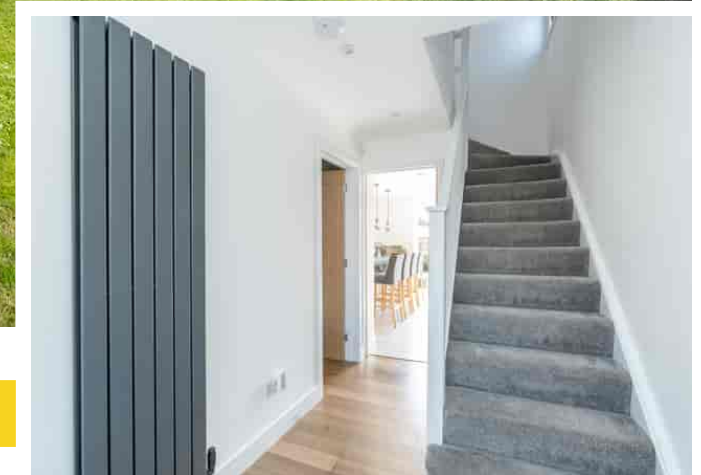
**57, Amos Way, Sibsey, Lincolnshire**  
**PE22 0SU**  
**£272,500 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed window to side, staircase leading off, radiator, coved cornice, ceiling recessed lighting, wall mounted central heating thermostat.

A stunning, refurbished and improved detached property situated within the highly sought after village of Sibsey. Accommodation comprises an entrance hall, a superb refitted and reconfigured high specification breakfast kitchen including quartz work surfaces, integrated appliances and Quooker instant boiling water; a lounge which can be accessed from from the entrance hall and is open plan from the kitchen which itself has a bay window and feature log burner situated within the corner. The ground floor benefits from a cloakroom, boot room and utility room. The first floor has three bedrooms, with bedroom one benefitting from a refitted en-suite shower room and there is also a luxurious family bathroom. Further benefits include an approximate westerly facing rear garden, driveway, uPVC double glazing and gas central heating. Internal viewing is highly recommended in order to fully appreciate the attention to detail and specification which has gone into this wonderful home.



**SHARMAN BURGESS**

### BREAKFAST KITCHEN

18' 6" x 11' 2" (5.64m x 3.40m)

An impressive refitted and refurbished breakfast kitchen comprising quartz work surfaces with inset sink with Quooker instant boiling water tap, extensive range of base level storage units, pan drawers and fitted larder style unit including pull out units, integrated appliances including induction hob with downward extractor, integrated dishwasher, integrated fridge and freezer, electric oven and grill with integrated combination microwave oven above, area of return work surface providing breakfast bar with feature lighting above, tiled floor, coved cornice, ceiling recessed lighting, radiator, window to rear aspect, double doors leading to the rear garden, open plan through to: -

### LIVING ROOM

15' 8" (maximum into bay window) x 11' 9" (maximum) (4.78m x 3.58m)

Also accessed from the entrance hall. Having feature bay window to front aspect, two radiators, coved cornice, ceiling light point, TV aerial point, feature log burner with glass hearth.

### BOOT ROOM/REAR ENTRANCE

Accessed from the breakfast kitchen. Having tiled floor matching that of the kitchen, obscure glazed entrance door, ceiling recessed lighting, heated towel rail. This area provides ideal storage space.



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### UTILITY ROOM

Having a continuation of the tiled floor. To be fitted with units matching those in the breakfast kitchen together with counter top, plumbing for automatic washing machine and ceiling recessed lighting.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath and feature tiled splashback, obscure glazed window to rear aspect, radiator, ceiling recessed lighting.

### FIRST FLOOR LANDING

Having window to side aspect, access to roof space, former airing cupboard with slatted linen shelving within.

### BEDROOM ONE

12' 0" (maximum) x 11' 9" (maximum into recess and including built-in wardrobes) (3.66m x 3.58m)

Having window to front aspect, radiator, ceiling light point, built-in wardrobes to the majority of one wall with sliding doors, hanging rails and shelving within.

### EN-SUITE SHOWER ROOM

Having been refitted and comprising a shower cubicle with wall mounted mains fed shower and hand held shower attachment, fitted shower screen and tiling within; wash hand basin with mixer tap and storage beneath, WC with concealed cistern, heated towel rail, tiled floor, obscure glazed window, extractor fan, ceiling recessed lighting







### **BEDROOM TWO**

11' 4" (maximum) x 9' 10" (maximum) (3.45m x 3.00m)  
Having window to rear aspect, radiator, ceiling light point.

### **BEDROOM THREE**

7' 8" (maximum) x 7' 1" (maximum) (2.34m x 2.16m)  
Having window to rear aspect, radiator, ceiling light point.

### **FAMILY BATHROOM**

Having been renovated and refitted to provide a well appointed bathroom suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, tiled panelled bath with rain effect ceiling mounted shower head above and wall mounted shower attachment. Tiled floor, fully tiled walls with niches with LED multi coloured lighting set within to provide illuminated shelving, ceiling recessed lighting, extractor fan, heated towel rail.



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## EXTERIOR

To the front, the property is approached over a dropped kerb leading to the granite gravelled driveway which provides ample off road parking. There is well maintained hedging to the front boundary. Side gated access leads to the rear garden. An up and over door leads into the garage which prospective purchasers should be aware is slightly reduced inside due to the addition of the utility room. The garage provides fantastic storage space and is served by power, lighting, hot water tank and wall mounted gas combination central heating boiler.

The property benefits from an approximate westerly facing rear garden, which is laid to lawn to the majority, with flower and shrub borders and paved patio seating areas. The garden is fully enclosed by fencing and served by external lighting.

## SERVICES

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

## REFERENCE

02052024/27634560/WES



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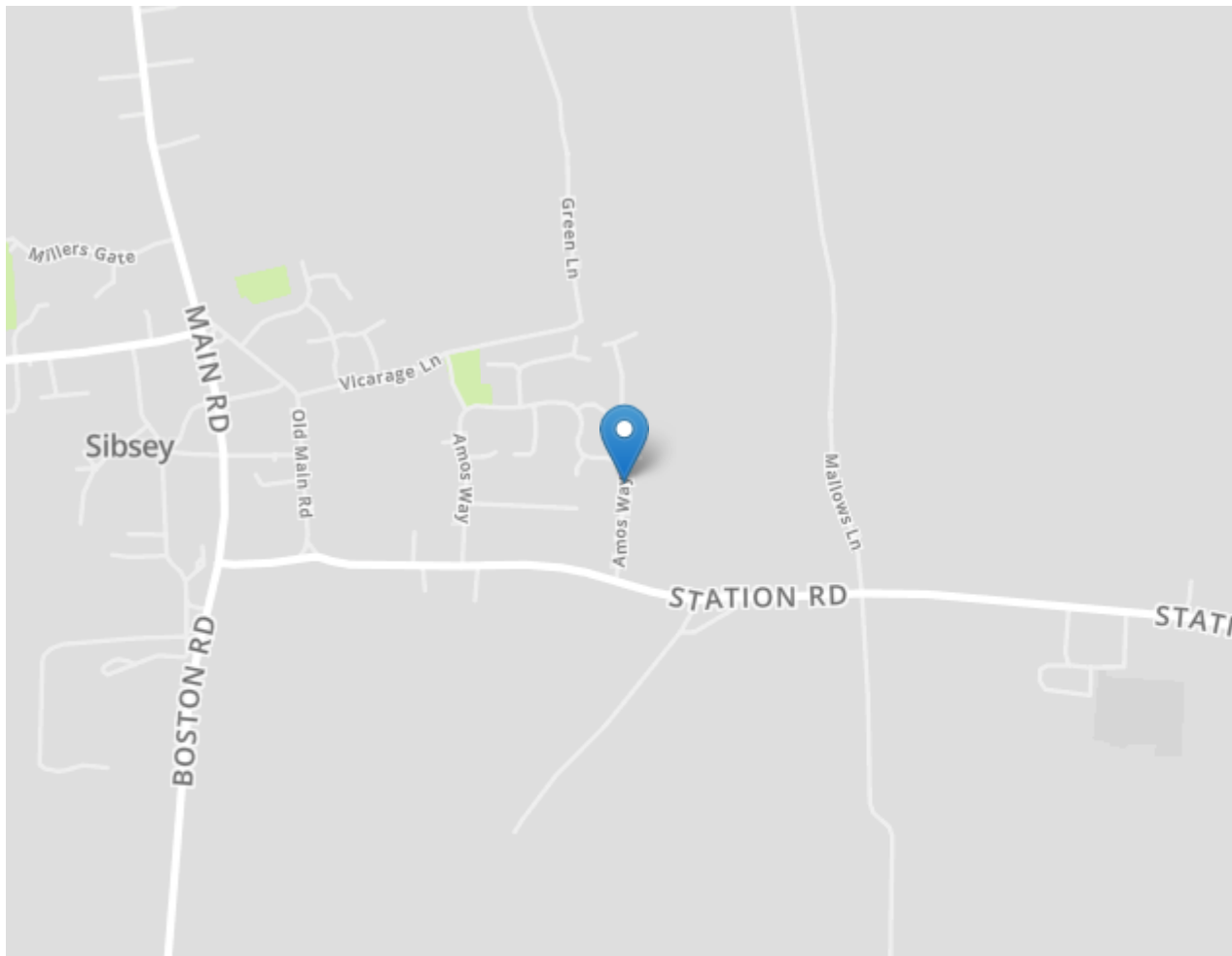
## AGENT'S NOTES

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.

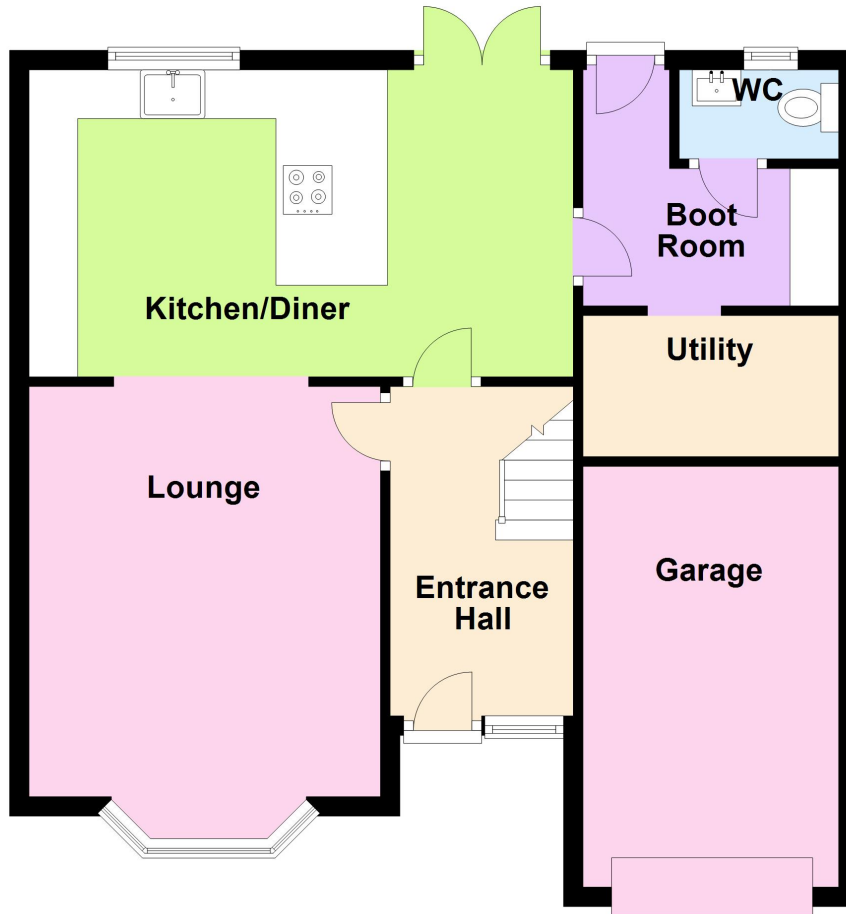


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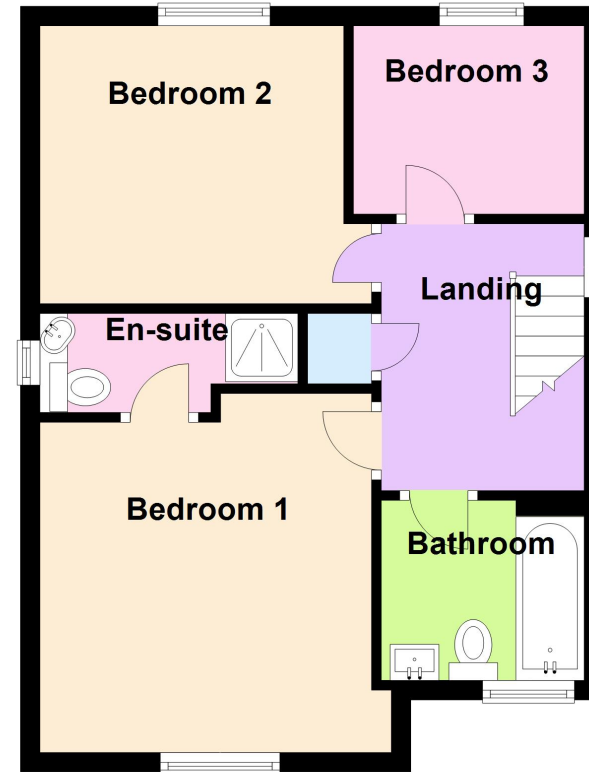
## Ground Floor

Approx. 62.9 sq. metres (677.3 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 103.1 sq. metres (1109.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(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	