



£295,000

2 Catchpole Grove, Stickford, Boston, Lincolnshire PE22 8EA

SHARMAN BURGESS

**2 Catchpole Grove, Stickford, Boston,
Lincolnshire PE22 8EA
£295,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, coved cornice, two ceiling light points, access to roof space, fitted cloak cupboard with hanging rail and shelving within, built-in airing cupboard with radiator and hanging rail and shelving within.

LOUNGE

17' 8" (maximum into bay window) x 11' 3" (maximum) (5.38m x 3.43m)

Having feature bay window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, ornamental fireplace with fitted inset and hearth and display surround.

An impressive detached bungalow situated in a cul-de-sac location, being well appointed throughout, with accommodation comprising an entrance hall, lounge, breakfast kitchen, utility room, dining room, conservatory, three bedrooms, en-suite to bedroom one and a family bathroom. Further benefits include front and rear gardens, block paved driveway and detached brick and tile double garage with electric door, oil central heating and uPVC double glazing (excluding utility door). The vendor informs the agent that the property may be available with NO ONWARD CHAIN if required.



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BREAKFAST KITCHEN

12' 10" (maximum) x 8' 5" (3.91m x 2.57m)

Having a well appointed fitted kitchen comprising roll edge work surfaces, tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, plumbing for dishwasher, integrated Neff oven and grill with 'slide & hide' door, four ring electric hob with fume extractor above, space for twin height fridge freezer, central island (to be included in the sale) providing seating space and storage beneath, window to rear aspect, coved cornice, ceiling recessed lighting, radiator, tiled floor.

UTILITY ROOM

8' 5" x 5' 2" (2.57m x 1.57m)

Having counter top with tiled splashback, stainless steel sink and drainer, base level storage units, drawer units and matching eye level wall units, shelving units, plumbing for automatic washing machine, coved cornice, ceiling light point, extractor fan, obscure glazed door leading the driveway, floor mounted Worcester oil central heating boiler.

DINING ROOM

9' 8" x 9' 9" (2.95m x 2.97m)

Accessed from the main entrance hall. Having radiator, coved cornice, ceiling light point, double doors through to: -

CONSERVATORY

9' 9" x 6' 10" (2.97m x 2.08m)

Of uPVC double glazed construction with glazed roof. Having dual aspect windows, door leading to the garden, served by power and wall mounted lighting.

BEDROOM ONE

11' 6" (maximum) x 11' 4" (maximum) (3.51m x 3.45m)

Having window to front aspect, radiator, coved cornice, ceiling light point, large set of wardrobes (to be included within the sale if required) with sliding doors and hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted mains fed shower and tiling within, tiled floor, walls tiled to approximately half height, heated towel rail, coved cornice, ceiling recessed lighting, obscure glazed window to side aspect, extractor fan, additional wall mounted light with electric shaver point.

BEDROOM TWO

11' 7" (maximum) x 7' 10" (maximum) (3.53m x 2.39m)

Having window to front aspect, radiator, coved cornice, ceiling light point, wardrobe (to be included in the sale if required) with hanging rail and shelving within.

BEDROOM THREE

9' 7" x 8' 10" (2.92m x 2.69m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

8' 9" (maximum into entrance area) x 6' 8" (2.67m x 2.03m)

Being fitted with a three piece suite comprising panelled bath, pedestal wash hand basin, push button WC, tiled floor, walls tiled to approximately half height, coved cornice, ceiling recessed lighting, extractor fan, electric shaver point, radiator, obscure glazed window to rear aspect.

EXTERIOR

The property sits at the bottom of a private cul-de-sac and is approached over a block paved driveway which provides ample off road parking and hardstanding as well as vehicular access to the detached double garage. The front garden has well maintained privet hedging to the front boundary, paved pathway leading to the front entrance door, two sections of lawn and a silver birch tree. The front and side of the property are served by external lighting. Gated access leads to the rear garden.

DETACHED DOUBLE GARAGE

17' 4" x 16' 9" (5.28m x 5.11m)

Of brick and tile construction. Having electric up and over door, served by power and lighting, personnel door to garden.

REAR GARDEN

Being well presented and predominantly laid to lawn with silver birch and cherry tree set within. There is a hardstanding section providing seating area and the garden is enclosed by a mixture of fencing and hedging to the boundaries. The garden is served by an external tap, power and lighting and benefits from two timber storage sheds (to be included in the sale). A paved pathway leads to the rear garage to a gravelled area housing the oil tank.

SERVICES

Mains water, electricity and drainage are connected to the property. The property is served by oil fired central heating.

REFERENCE

22082024/272726899/FOR



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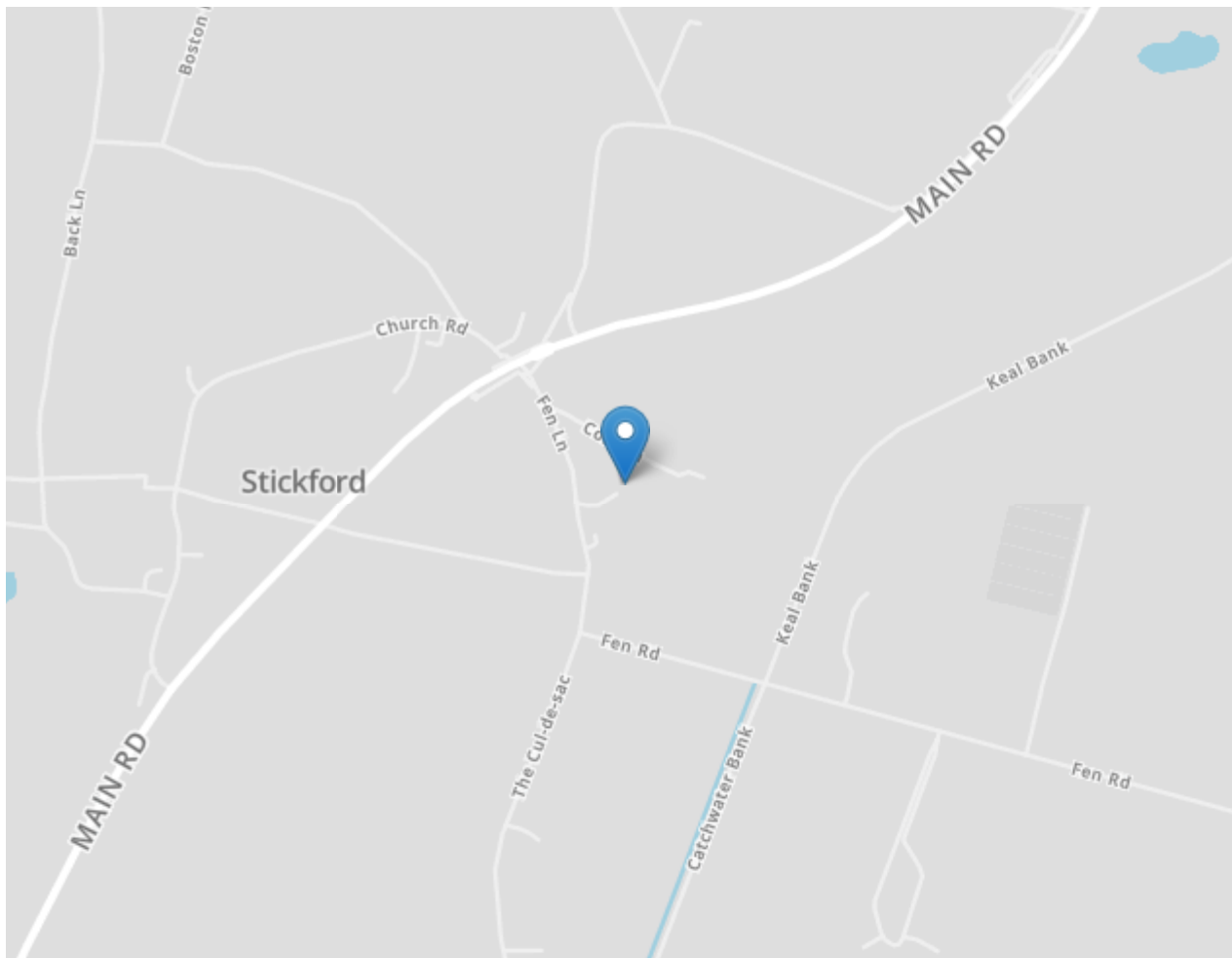
AGENT'S NOTES

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.

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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.



SHARMAN BURGESS

Ground Floor
Approx. 100.0 sq. metres (1076.1 sq. feet)



Total area: approx. 100.0 sq. metres (1076.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC