



£335,000

17 Manor Close, Sibsey, Boston, Lincolnshire PE22 0SL

SHARMAN BURGESS

**17 Manor Close, Sibsey, Boston, Lincolnshire
PE22 0SL
£335,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

6' 4" x 6' 11" (into entrance area) (1.93m x 2.11m)

With partially obscure glazed front entrance door, additional height ceiling with obscure glazed roof light window, power, ceiling light point, obscure glazed door through to: -

INNER HALLWAY

Having Amtico flooring, coved cornice, two ceiling light points, access to loft space with pull down ladder and served by lighting, built-in airing cupboard with hot water cylinder and slatted linen shelving within; further fitted storage cupboard with shelving within, overhead storage locker and electric fuse box.

A deceptive large detached bungalow, situated in the sought after village of Sibsey, having been significantly extended to the rear to provide a host of accommodation comprising an entrance lobby, inner hallway, spacious open plan breakfast kitchen, lounge, sun room, dining room, music room/study, rear entrance lobby, utility room, three double bedrooms, en suite to bedroom one and a four piece family bathroom. Further benefits include a large approximate westerly facing rear garden with outbuildings, off road parking and gas central heating. Viewing is highly recommended to fully appreciate the accommodation and location on offer.



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BREAKFAST KITCHEN

23'5" (maximum including archway) x 13'7" (maximum at widest point) (7.14m x 4.14m)

Comprising roll edge work surfaces with inset stainless steel sink with double drainer and mixer tap, extensive range of base level storage units, drawer units and matching wall units including glazed display cabinets, integrated fridge, integrated waist height double oven and grill, four ring electric hob with fume extractor above, Amtico flooring, heated towel rail, radiator, coved cornice, ceiling mounted lighting and additional roof light windows.

UTILITY ROOM

9'9" x 6'0" (2.97m x 1.83m)

With roll edge work surface, stainless steel sink and drainer with mixer tap, base level storage unit, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted Ideal gas central heating boiler, wall mounted storage unit, radiator, coved cornice, ceiling light point.

REAR ENTRANCE LOBBY

8'0" x 7'8" (maximum at widest point) (2.44m x 2.34m)

With obscure glazed rear entrance door, windows to rear aspect, tiled floor, fully tiled walls, ceiling light point. The room provides an ideal space for chest style freezer and additional twin height fridge or freezer.

LOUNGE

18'8" x 12'4" maximum including chimney breast (5.69m x 3.76m)

With dual aspect windows, wood effect ceramic tiled flooring, two radiators, coved cornice, ceiling light point, TV aerial point.



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DINING ROOM

12' 8" (maximum) x 9' 8" (3.86m x 2.95m)

With wood effect laminate flooring, radiator, coved cornice, ceiling light, window to side aspect.

MUSIC ROOM/STUDY

9' 10" x 9' 8" (3.00m x 2.95m)

Having additional ceiling height with roof light windows, ceiling light point, wood effect laminate flooring, window to side aspect, built-in desk and built-in wall mounted shelving, sliding patio doors through to:-

SUN ROOM

19' 8" x 7' 10" (5.99m x 2.39m)

With dual aspect windows, French doors leading out to the rear garden, tiled floor, wall mounted lighting.

BEDROOM ONE

12' 0" (to built-in wardrobes) x 12' 2" (including built-in wardrobes) (3.66m x 3.71m)

With window to front aspect, radiator, coved cornice, ceiling light point, extensive range of fitted bedroom furniture including bedside drawers, bedside shelving with overhead storage lockers, built-in wardrobes with sliding doors and hanging rails and shelving within, fitted dressing table, door to:-

EN-SUITE SHOWER ROOM

7' 4" x 5' 3" (2.24m x 1.60m)

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC, shower cubicle with wall mounted mains fed shower within, tiled floor, fully tiled walls, heated towel rail, ceiling light point, extractor fan, obscure glazed window to front aspect.



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BEDROOM TWO

22' 7" (maximum) x 9' 3" (maximum at widest point) (6.88m x 2.82m)
 With dual aspect windows, two radiators, coved cornice, two ceiling light points.

BEDROOM THREE

10' 5" (maximum) x 10' 5" (maximum) (3.17m x 3.17m)
 With window to side aspect, radiator, coved cornice, ceiling light point, wood effect ceramic tiled floor.

FAMILY BATHROOM

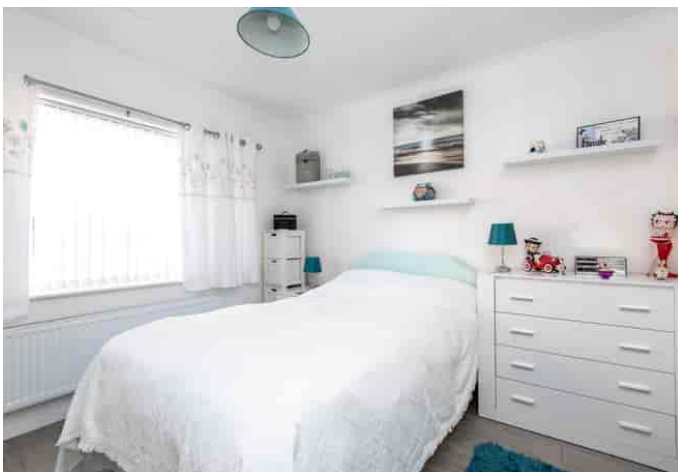
8' 8" x 7' 0" (2.64m x 2.13m)

Being fitted with a modern four piece suite comprising panel bath with mixer tap, shower cubicle with wall mounted mains fed shower with and fitted screen, WC with concealed cistern, wash hand basin with vanity unit, additional wall mounted units, wall mounted mirror, eye level corner display shelving, tiled floor, fully tiled walls, heated towel rail, extractor fan, ceiling light point, ceiling mounted obscure glazed window.

EXTERIOR

To the front of the property is a driveway providing off road parking, hard standing and turning space for numerous vehicles. The driveway extending to the right hand side of the bungalow and is served by outside tap and lighting. The front gardens are well presented and laid to a mixture of gravelled flower and shrub borders.

To the rear is a good sized and well presented approximate westerly facing garden comprising paved patio seating areas, covered pergola providing further seating space, shaped lawn with flower and shrub borders, additional gravelled areas with trees and planting and paved pathways. The garden is fully enclosed with fencing and served by external tap and lighting. The garden also houses a: -



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STUDIO/SNUG

16' 6" x 10' 9" (5.03m x 3.28m)

An extremely versatile space suitable for a variety of uses such as gym, bar or office. Served by power and lighting, additional height ceiling, French doors lead into the garden.

GARDEN STORE

9' 3" x 6' 9" (2.82m x 2.06m)

Served by power, accessed via external door.

WORKSHOP

9' 6" x 10' 9" (2.90m x 3.28m)

With power and lighting, window to the rear aspect, accessed via external double doors.

GREENHOUSE

8' 0" x 10' 0" (2.44m x 3.05m)

To be included in the sale.

TIMBER TOOL SHED

SERVICES

Mains gas, electricity, water and drainage.

REFERENCE

25032026/30170826/LIL



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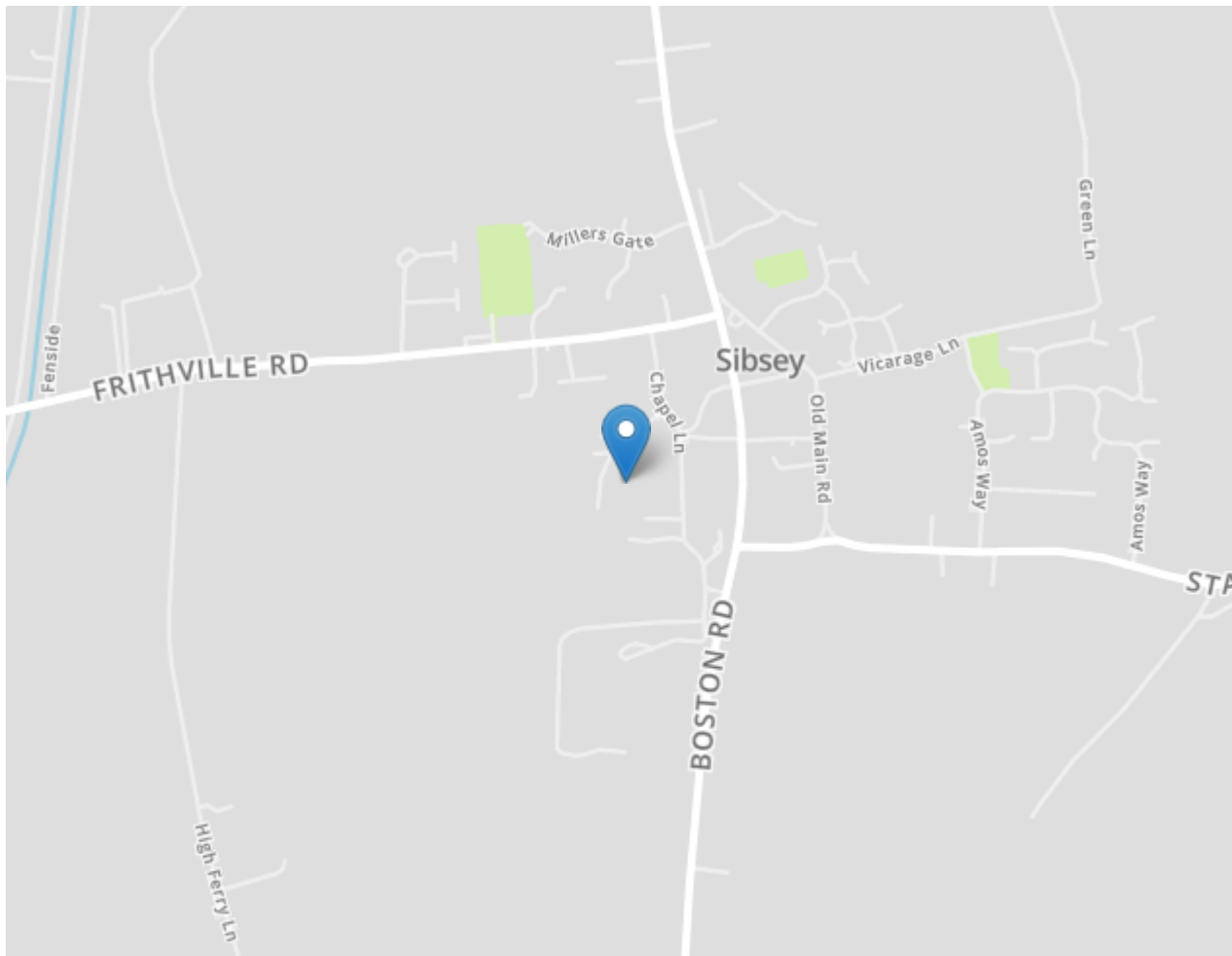
AGENT'S NOTES

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.



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Ground Floor
Approx. 169.7 sq. metres (1827.1 sq. feet)



Total area: approx. 169.7 sq. metres (1827.1 sq. feet)



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