



£399,950

286 London Road, Wyberton, Boston, Lincolnshire PE21 7BA

SHARMAN BURGESS

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Lincolnshire PE21 7BA
£399,950 Freehold**

ACCOMMODATION

With partially glazed entrance door leading into an entrance porch.

ENTRANCE PORCH

With decorative tiled flooring, entrance door with feature stained glass and leaded light detailing with complimenting side and overhead panels leading into an entrance hall.

ENTRANCE HALL

14' 4" x 6' 5" (4.37m x 1.96m)

With radiator, picture rail, ceiling light point, return staircase rising to first floor landing, wall mounted central heating thermostat, under stairs storage cupboard with wall mounted coat hooks within.

A beautifully presented detached home with many character features situated on a large plot with gardens to both the front and rear and a good sized driveway. The property enjoys many period features and has accommodation comprising a entrance porch, entrance hall, lounge, dining room, breakfast room, kitchen, utility room and ground floor shower room. To the first floor are four double bedrooms arranged off a landing and a family bathroom. Further benefits include uPVC double glazing, central heating and ample off road parking.



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DINING ROOM

12' 10" (maximum measurement) x 12' 9" (maximum measurement) (3.91m x 3.89m)

With feature window to the front aspect with coloured glass detailing, radiator, picture rail, ceiling light point, ornamental fireplace, additional window to side aspect, archway through to lounge.

LOUNGE

16' 5" (maximum measurement including bay window) x 12' 10" (including chimney breast) (5.00m x 3.91m)

With Woodwarm log burner and fitted hearth with stone surround and display mantle, feature bay window to front aspect with coloured glass detailing, radiator, picture rail, ceiling light point, TV aerial point.

BREAKFAST ROOM

16' 9" x 12' 10" (5.11m x 3.91m)

With French doors leading to the rear garden, two radiator, ceiling light point, additional wall light points, window to side aspect, picture rail, wall mounted former "maids bells" which the Vendor has informed the Agent are still in working order.



**SHARMAN
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KITCHEN

8' 10" x 12' 10" (2.69m x 3.91m)

With wood trimmed counter tops with inset double sink and mixer tap with drainer and filtered water, range of wood fronted base level storage units, drawer units and matching eye level wall with units with eye level corner display shelving and glazed display cabinets, window to side aspect, coved cornice, two ceiling light points, tiled flooring, space for electric cooker, plumbing for dishwasher.

REAR ENTRANCE LOBBY

With obscure glazed entrance door, wall mounted coat hooks, radiator, door to utility room.

UTILITY ROOM

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

With counter top with plumbing for automatic washing machine beneath, space for condensing tumble dryer, floor mounted Worcester central heating boiler, wall mounted storage cupboard, space for twin height fridge freezer, two obscure glazed windows to rear aspect, ceiling light point, access to roof space, tiled flooring.

GROUND FLOOR SHOWER ROOM

With a three piece suite comprising a WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower with hand held shower attachment, fitted shower screen and tiling within. Obscure glazed window, ceiling recessed lighting, tiled flooring.



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FIRST FLOOR LANDING

With return staircase rising from the entrance hall, large obscure glazed window with coloured glass detailing to the side aspect, picture rail, ceiling light point, radiator.

BEDROOM ONE

16' 6" (maximum measurement including bay window) x 13' 0" (maximum measurement including chimney breast) (5.03m x 3.96m)

With feature bay window to front aspect, radiator, picture rail, ceiling light point.

BEDROOM TWO

12' 10" (maximum measurement including chimney breast) x 13' 0" (3.91m x 3.96m)

With dual aspect windows to the front and side of the property, radiator, picture rail, ceiling light point.

BEDROOM THREE

12' 10" (maximum measurement) x 9' 0" (maximum measurement) (3.91m x 2.74m)

With window to rear aspect, radiator, picture rail, ceiling light point, access to roof space, built-in double wardrobe with overhead storage locker.

BEDROOM FOUR

12' 10" (maximum measurement) x 9' 0" (maximum measurement) (3.91m x 2.74m)

With window to side aspect, radiator, picture rail, ceiling light point, built-in storage with additional overhead locker.



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FAMILY BATHROOM

With a three piece suite comprising a WC, pedestal wash hand basin, panelled bath with wall mounted mains fed shower, obscure glazed window to side aspect, heated towel rail, electric shaver point, coved cornice, ceiling recessed lighting, extractor fan, built-in linen cupboard with slatted shelving within.

EXTERIOR

To the front, the property is approached over a good sized gravelled driveway which provides ample off road parking and hardstanding for numerous vehicles. The front gardens are predominantly laid to two sections of lawn with beds and borders containing plants and shrubs and well maintained privet hedging to the boundaries. The driveway extends to the right hand side of the property and gives vehicular access to the detached tandem garage/workshop.

DETACHED TANDEM GARAGE/WORKSHOP

35' 0" x 9' 1" (10.67m x 2.77m)

With up and over door, power and lighting throughout, window, personnel door leading into the garden. In the Agents opinion this large garage/workshop provides scope and potential for alteration into accommodation subject to gaining and necessary planning permissions and consents from the relevant local authorities.

REAR GARDEN

Being initially laid to a paved patio seating area providing entertaining space, the remainder of the garden is laid to large sections of lawn interspersed with a variety of trees and beds containing plant and shrubs. The garden is enclosed by hedging to the boundaries. The garden also houses a timber shed which is to be included within the sale.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

180822/SHA



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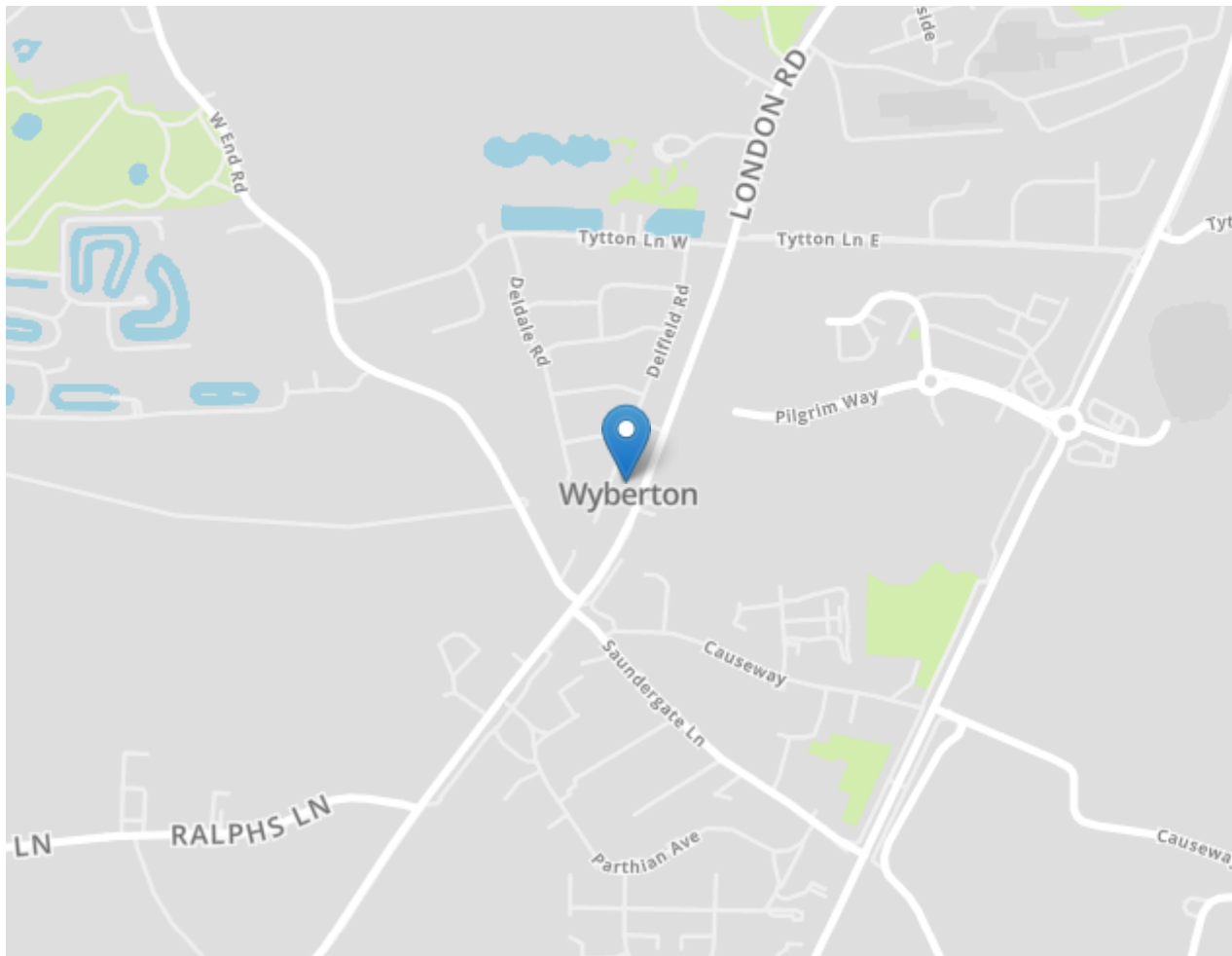
AGENT'S NOTES

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.

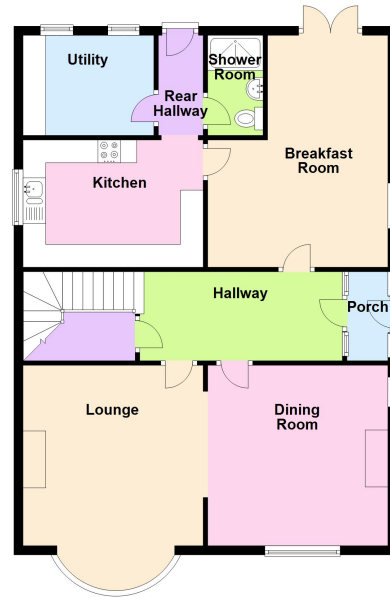
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

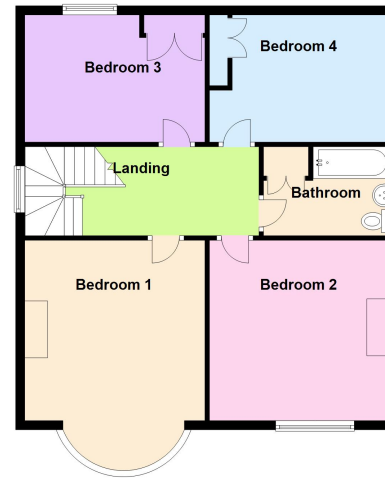


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Ground Floor
Approx. 90.5 sq. metres (974.3 sq. feet)



First Floor
Approx. 72.2 sq. metres (776.8 sq. feet)



Total area: approx. 162.7 sq. metres (1751.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	