



SHARMAN  
BURGESS Est 1996  
**FOR SALE**  
01205 361161

**£205,000**

25 Field Drive, Wyberton, Boston, Lincolnshire PE21 7NG

**SHARMAN BURGESS**

**25 Field Drive, Wyberton, Boston,  
Lincolnshire PE21 7NG  
£205,000 Freehold**

**ACCOMMODATION**

**BREAKFAST KITCHEN**

17' 1" (maximum including staircase) x 10' 10" (maximum)  
(5.21m x 3.30m)

Having partially obscure glazed front entrance door, roll edge work surfaces with matching upstands, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated microwave oven, integrated oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, plumbing for automatic washing machine, radiator, two ceiling light points, window to front elevation, staircase leading off, wall mounted electric fuse box, open plan through to lounge diner, door to: -

A modern semi detached property with great kerb appeal, being offered for sale with NO ONWARD CHAIN. Accommodation comprises a breakfast kitchen, lounge diner, ground floor cloakroom, three bedrooms to the first floor, en-suite shower room to bedroom one and a family bathroom. Further benefits include a good sized rear garden, gas central heating and uPVC double glazing.



**SHARMAN BURGESS**



#### **GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising push button WC, corner wash hand basin with mixer tap, radiator, obscure glazed window to front elevation, ceiling light point.

#### **LOUNGE DINER**

17' 1" (maximum) x 13' 5" (5.21m x 4.09m)

Having French doors leading to the rear garden, radiator, two ceiling light points, TV aerial point, under stairs storage cupboard, wall mounted digital central heating thermostat.

#### **FIRST FLOOR LANDING**

Having built-in boiler cupboard, access to loft space, ceiling light point.

#### **BEDROOM ONE**

10' 2" x 10' 4" (3.10m x 3.15m)

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

#### **EN-SUITE SHOWER ROOM**

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower and hand held shower attachment within, obscure glazed window to side elevation, electric shaver point, extractor fan, ceiling light point.

#### **BEDROOM TWO**

10' 5" x 10' 2" (3.17m x 3.10m)

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

#### **BEDROOM THREE**

10' 10" x 6' 7" (3.30m x 2.01m)

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



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### **FAMILY BATHROOM**

Being fitted with a three piece suite comprising wash hand basin with vanity unit beneath, WC with concealed cistern, panelled bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, obscure glazed window to front elevation, radiator, ceiling light point, extractor fan.

### **EXTERIOR**

To the front, the property benefits from a driveway which provides off road parking. There is a front garden with wrought iron fencing to the front boundary.

### **REAR GARDEN**

The property benefits from a good sized rear garden, initially laid to a paved patio seating area leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed.

### **SERVICES**

Mains gas, electricity, water and drainage are connected.

### **AGENTS NOTE**

Prospective purchasers should be aware that there is a service charge payable of £184 per annum for the upkeep and maintenance of unadopted roads, walkways and communal areas.

### **REFERENCE**

09032026/30079858/ELL



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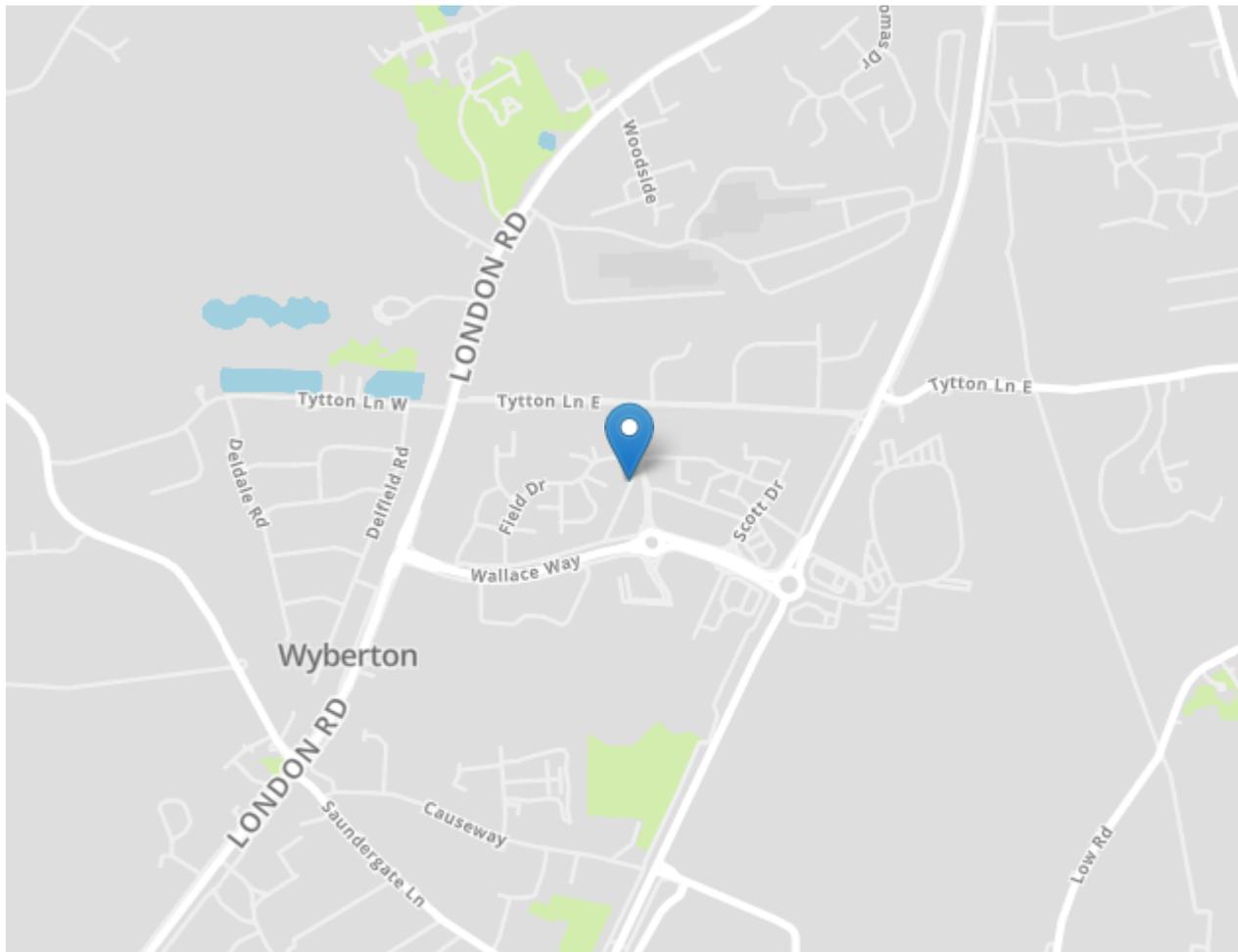
## AGENT'S NOTES

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.

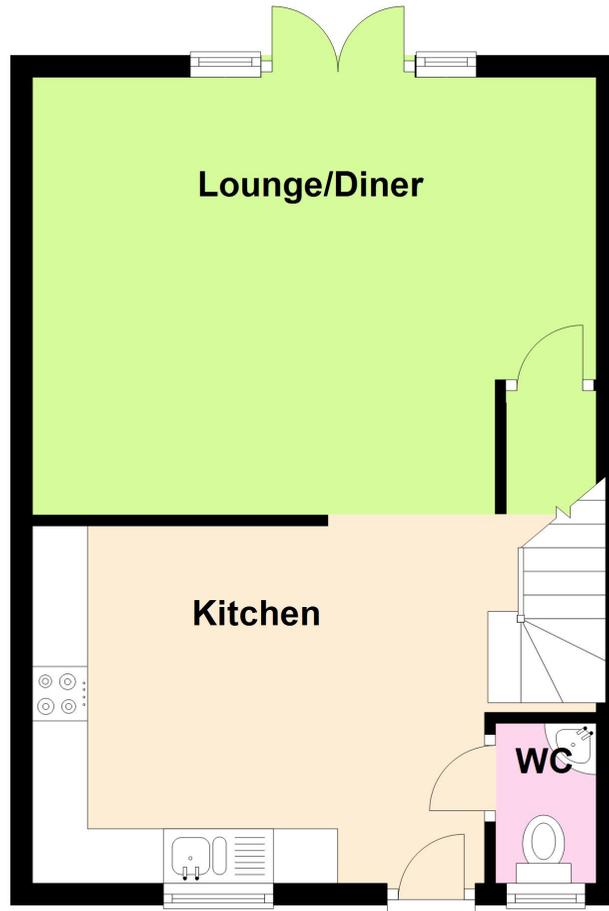
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

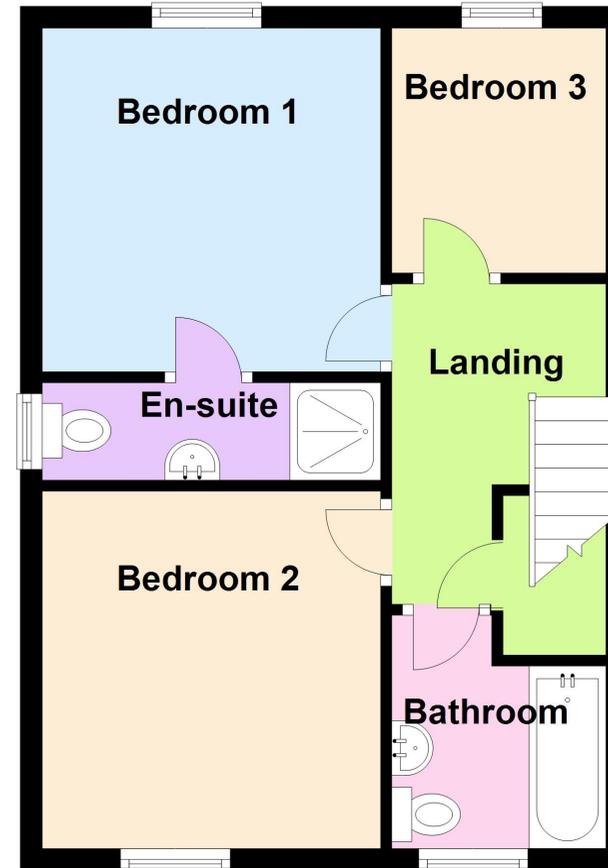
## Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



## First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Total area: approx. 76.1 sq. metres (818.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	