

£245,000

Nushwana, Main Road, Stickney, Boston, Lincolnshire PE22 8AA

SHARMAN BURGESS

Nushwana, Main Road, Stickney, Boston, Lincolnshire PE22 8AA £245,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door, staircase leading off, radiator, two ceiling light points, wall mounted door bell chime.

GROUND FLOOR WET ROOM

Comprising a wall mounted wash hand basin, push button WC, shower area with wall mounted electric shower, non-slip flooring, radiator, ceiling recessed lighting, extractor fan, obscure glazed window to front aspect.

Situated in the popular village of Stickney and set back from the main road is this three bedroomed detached family home. The well proportioned accommodation comprises an entrance hall, ground floor wet room, breakfast kitchen, dining room, lounge and large sun room with double doors opening into the garden. The three bedrooms are arranged off a first floor landing, with bedroom one having an en-suite shower room and a there is also a family bathroom. Further benefits include LPG central heating, single garage with electric door, large driveway and well presented gardens to both the front and rear. The property is offered for sale with NO ONWARD CHAIN.



BREAKFAST KITCHEN

10' 3" x 10' 5" (3.12m x 3.17m)

Having wood trimmed work surfaces with inset stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units with glazed display cabinets, integrated oven and grill, four ring electric hob with fume extractor above, integrated fridge freezer, radiator, two ceiling light points, window to rear aspect, personnel door to garage.

DINING ROOM

10' 5" x 9' 2" (3.17m x 2.79m)

Having radiator, window to rear aspect, exposed ceiling beams, open plan through to: -

LOUNGE

17' 7" (maximum) x 11' 2" (maximum) (5.36m x 3.40m) Having door from entrance hall, dual aspect windows, radiator, ceiling light point, wall light points, TV aerial point, fitted multi fuel burner with tiled hearth, exposed brickwork inset and display mantle. Double doors through to: -

SUN ROOM

18' 8" x 12' 0" (5.69m x 3.66m)

Having windows to rear aspect, double doors leading to the garden, wooden flooring, two ceiling light points, access to roof space, two radiators.

FIRST FLOOR LANDING

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

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BEDROOM ONE

13' 0" (maximum) x 10' 4" (maximum) ($3.96m \times 3.15m$) Having dual aspect windows, radiator, ceiling light point, coved cornice, built-in double wardrobe with hanging rail and shelving within.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin with tiled splashback, shower cubicle with wall mounted mains fed Mira shower within and bi-fold shower screen, obscure glazed window to rear aspect, extractor fan, coved cornice, ceiling light point.

BEDROOM TWO

11' 3" (maximum) x 11' 0" (maximum) (3.43m x 3.35m) Having window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

11' 7" (maximum into entrance area) x 7' 3" ($3.53m \times 2.21m$) Having window to front aspect, radiator, coved cornice, ceiling light point.

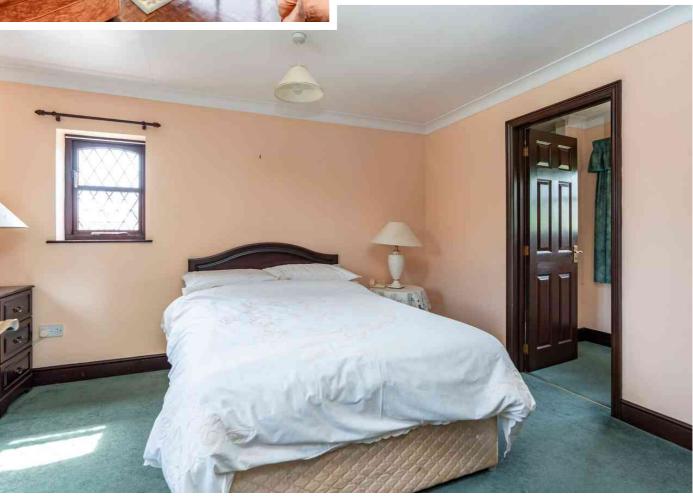
FAMILY BATHROOM

10' 5" x 6' 8" (3.17m x 2.03m)

Having wood panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin, WC, walls tiled to approximately half height, dado rail, coved cornice, ceiling light point, extractor fan, obscure glazed window to rear aspect, electric shaver point, airing cupboard housing the hot water cylinder and slatted linen shelving within. Access to loft space which is part boarded and served by loft ladder and lighting.













EXTERIOR

To the front, the property is approached over a long gravelled driveway which provides ample off road parking and hardstanding as well as vehicular access to the garage. The larger than average sized front garden comprises sections of lawn with privet hedging to the front boundary. A storm porch sits above the front entrance door.

GARAGI

18' 5" x 9' 10" (5.61m x 3.00m)

Having electric up and over door, served by power and lighting, wall mounted LPG central heating boiler, plumbing for automatic washing machine, personnel door to garden.

REAR GARDEN

The rear garden has a pleasant westerly facing aspect and is initially laid to a block paved patio area with steps leading down to the remainder of the garden which is laid to lawn with flower and shrub borders. To one side of the property is a log store and sited within the garden is a: -

TIMBER WORKSHOP

19' 7" x 9' 7" (5.97m x 2.92m) Served by power and lighting.

Next to the log store is some trelliswork and trellis gate leading to a further section providing storage and a log store. The rear garden is enclosed by fencing and served by outside tap and lighting.

SERVICES

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

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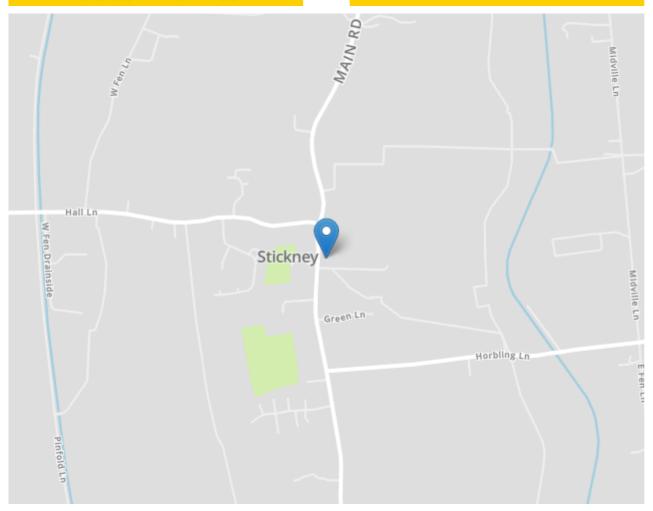
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AGENT'S NOTES

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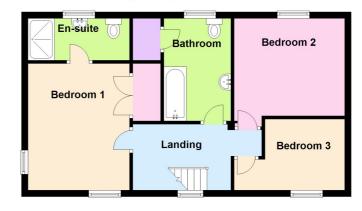
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.

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Ground Floor Approx. 89.3 sq. metres (961.2 sq. feet)



First Floor Approx. 52.4 sq. metres (563.6 sq. feet)



Total area: approx. 141.7 sq. metres (1524.8 sq. feet)



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