



£239,950

7 Wheatsheaf Close, Sibsey, Boston, Lincolnshire PE22 0YE

SHARMAN BURGESS

**7 Wheatsheaf Close, Sibsey, Boston,
Lincolnshire PE22 0YE
£239,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With uPVC side entrance door, coved cornice, radiator, built-in cupboard housing the central heating boiler, access to roof space.

KITCHEN

9' 7" x 8' 8" (2.92m x 2.64m)

Being fitted with a range of wall and base level storage units, areas of work surface, inset stainless steel one and a half bowl sink and drainer with mixer tap, space and plumbing for automatic washing machine, integrated oven and four ring gas hob with extractor above, space for double height fridge freezer, partly tiled walls, double glazed window to front aspect, radiator.

A modern and well presented 3 bedroomed detached bungalow situated in the popular village of Sibsey and offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, kitchen, lounge, conservatory, shower room and three bedrooms. Further benefits include off road parking, detached garage and open field views to the rear.



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LOUNGE

12' 1" x 9' 10" (3.68m x 3.00m)

Having coved cornice, electric fireplace with marble inset and hearth and wooden mantle, TV aerial point, telephone point, radiator, open through to: -

CONSERVATORY

10' 2" x 9' 8" (3.10m x 2.95m)

Of brick and uPVC construction with pitched polycarbonate roof. Having double glazed windows to side and rear aspects, patio doors leading to the rear garden.

BEDROOM ONE

14' 4" x 10' 3" (4.37m x 3.12m)

Having double glazed window to front aspect, radiator, coved cornice, TV aerial point.

BEDROOM TWO

11' 6" (maximum) x 9' 2" (3.51m x 2.79m)

Currently used as a dining room. Having radiator, TV aerial point, double glazed patio doors to rear aspect.

BEDROOM THREE

8' 6" x 10' 3" (2.59m x 3.12m)

Having double glazed window to side aspect, radiator.

SHOWER ROOM

Being fitted with a three piece suite comprising double shower cubicle with mains fed shower within, low level WC, wash hand basin inset to vanity unit, partly tiled walls, radiator, extractor fan, double glazed window to side aspect.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property is approached over a gravelled driveway which extends along the side of the property and provides off road parking as well as vehicular access to the detached single garage. The property benefits from a shaped front lawn with shrub and bush borders and gated access leads to the rear garden.

DETACHED SINGLE GARAGE

With electric roller door, served by power and lighting.

REAR GARDEN

The rear garden is predominantly laid to a mixture of gravel and paved patio, with shaped lawn and well stocked shrub and bush borders. A low level fence to the rear boundary provides open field views beyond.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

10082024/28063137/HAY



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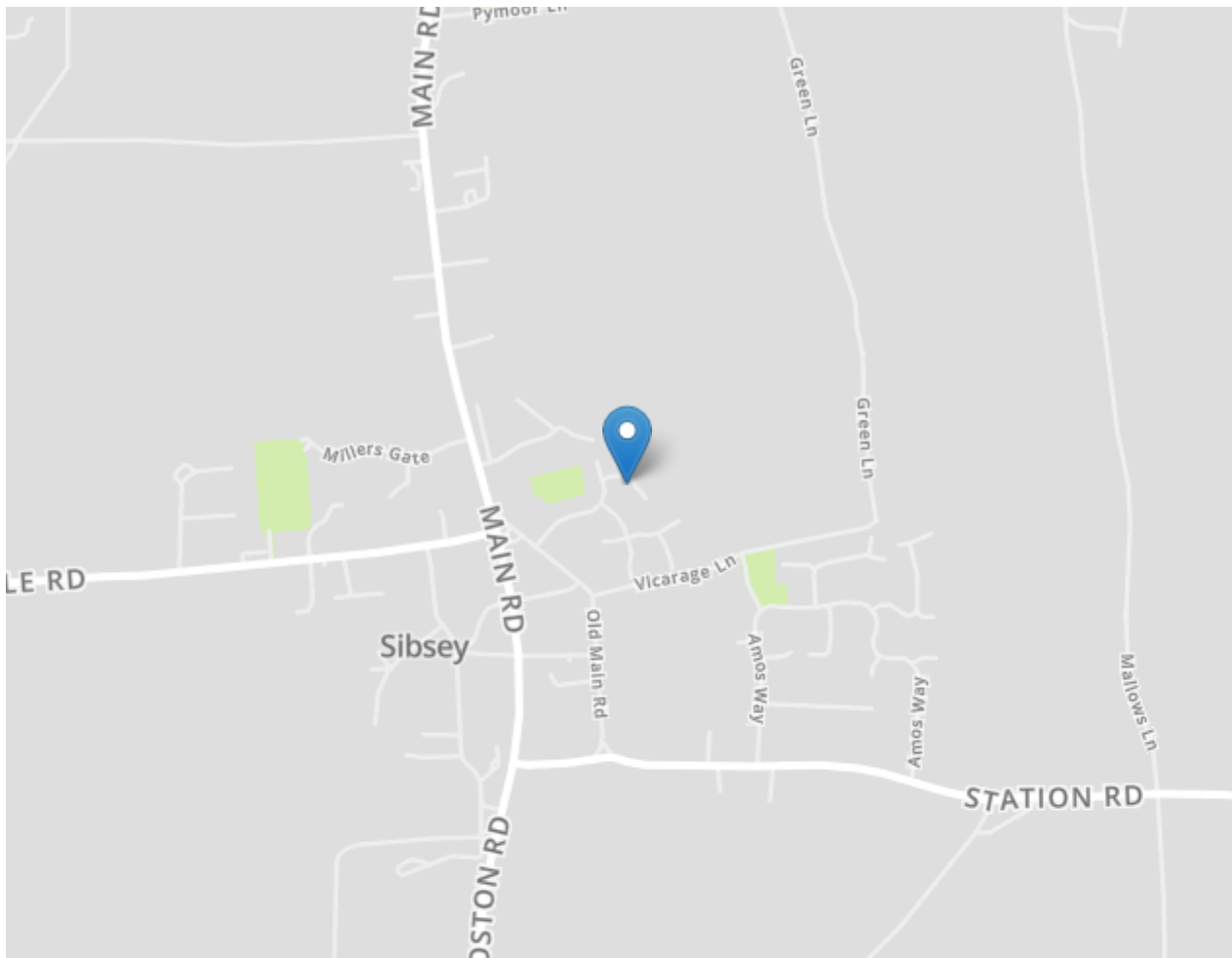
AGENT'S NOTES

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.

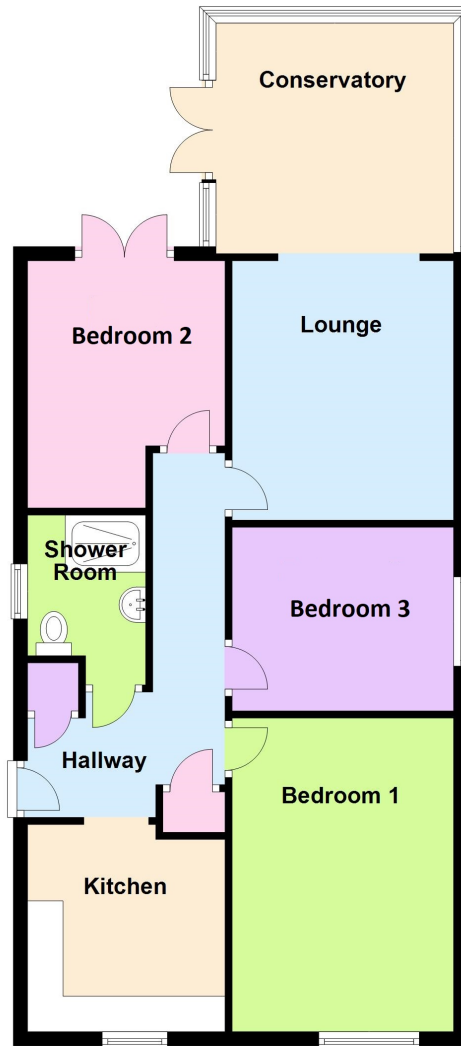
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 76.8 sq. metres (827.0 sq. feet)



Total area: approx. 76.8 sq. metres (827.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	