



**£150,000**

43 Sibsey Road, Boston, Lincolnshire PE21 9QY

**SHARMAN BURGESS**

**43 Sibsey Road, Boston, Lincolnshire  
PE21 9QY  
£150,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially glazed front entrance door, staircase leading off, door to: -

**LOUNGE**

13' 3" (maximum including chimney breast) x 12' 4" (4.04m x 3.76m)

Having window to front elevation, two radiators, wall mounted lighting, TV aerial point, wall mounted living flame coal effect gas fireplace.

A unique opportunity to purchase a two bedroomed detached cottage IN NEED OF FULL MODERNISATION AND REFURBISHMENT, suitable for CASH PURCHASERS ONLY. Accommodation comprises a lounge, dining room, kitchen, four piece ground floor bathroom and two double bedrooms to the first floor. Further benefits include a detached garage/workshop, gravelled hardstanding and enclosed rear garden. The property is situated virtually opposite the Pilgrim Hospital and provides huge scope and potential for improvement, alteration and extension (s.t.p.p). The property is offered for sale with NO ONWARD CHAIN and viewing is STRICTLY BY APPOINTMENT with the selling agent.



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### **DINING ROOM**

12' 5" x 17' 0" (including entrance area and chimney breast)  
(3.78m x 5.18m)

Having window to front elevation, radiator, ceiling light point, feature fireplace with quarry tiled hearth and exposed brickwork surround with log burner inset, under stairs storage cupboard.

### **KITCHEN**

17' 0" x 7' 6" (5.18m x 2.29m)

Having counter top with inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, electric hob with stainless steel fume extractor above, waist height oven and grill, space for twin height fridge freezer, integrated dishwasher, window to rear elevation, ceiling recessed lighting, tiled floor, radiator, door to rear garden.

### **GROUND FLOOR BATHROOM**

Being fitted with a four piece suite comprising walk-in shower area with wall mounted mains fed shower, panelled bath, push button WC, wash hand basin with wall mounted mixer tap above and vanity unit beneath, window to rear elevation, tiled floor, radiator, ceiling recessed lighting, wall mounted Viessmann gas central heating boiler.

### **FIRST FLOOR**

With staircase rising from entrance hall.

### **BEDROOM ONE**

13' 2" (maximum including chimney breast) x 12' 5" (maximum with reduced head height) (4.01m x 3.78m)

Having dual aspect windows, radiator, ceiling light point.



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## **BEDROOM TWO**

12' 6" (maximum with reduced head height) x 13' 7" (maximum including chimney breast) (3.81m x 4.14m)

Having dual aspect windows, radiator, ceiling light point.

## **EXTERIOR**

To the front, the property has a large gravelled hardstanding area. A set of double gates lead to the rear.

## **REAR GARDEN**

Having a block paved seating area and sections of lawn, with some flower and shrub borders. To the rear of the garden is a: -

## **GARAGE/WORKSHOP**

24' 0" (maximum) x 14' 7" (maximum) (7.32m x 4.45m)

Having triple aspect windows, electric roller door, served by power and lighting.

The rear garden is enclosed by fencing and served by an outside tap and light.

## **SERVICES**

Mains gas, electricity, water and drainage are connected.

## **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.

## **REFERENCE**

04032026/29744864/MEA



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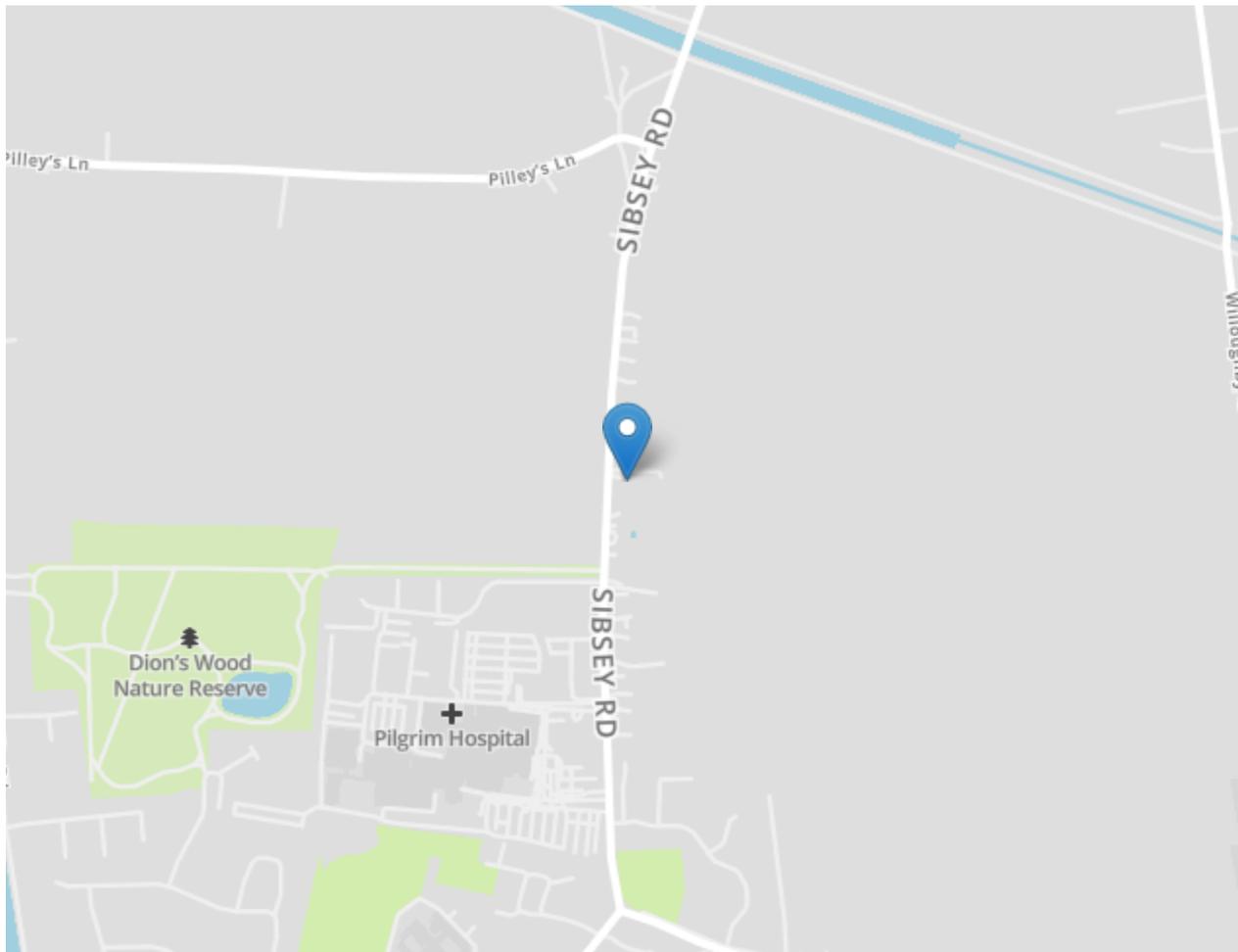
## AGENT'S NOTES

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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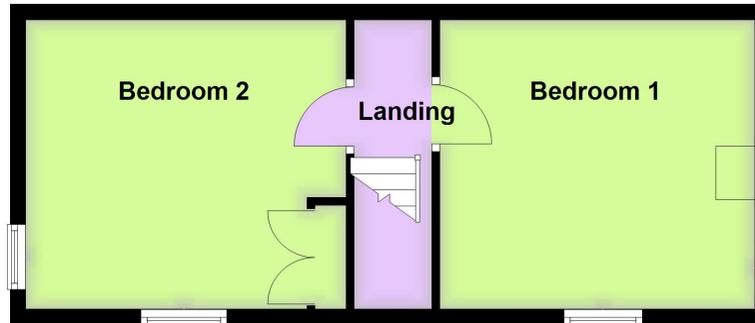
## Ground Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 91.0 sq. metres (979.0 sq. feet)

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