



£299,950

2 St Guthlac Way, Fishtoft, Boston, Lincolnshire PE21 0SW

SHARMAN BURGESS

**2 St Guthlac Way, Fishtoft, Boston,
Lincolnshire PE21 0SW
£299,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having a partially obscure glazed front entrance door, coved cornice, ceiling light point.

GROUND FLOOR CLOAKROOM

Having push button WC, wash hand basin with mixer tap, obscure glazed window to front aspect, tiled floor, partly tiled walls, heated towel rail, ceiling light point.

INNER HALLWAY

Having staircase rising to first floor landing, window to side aspect, Karndean flooring, radiator, coved cornice, ceiling light point, wall mounted Hive central heating thermostat.

An extremely well presented detached family home with spacious open plan living accommodation to the ground floor. Accommodation comprises an entrance lobby, ground floor cloakroom, inner hall, open plan living dining kitchen with Karndean flooring throughout and modern fitted kitchen with integrated appliances, conservatory with Karndean flooring. To the first floor is a modern family bathroom and four bedrooms, with bedroom one being fitted with Hammonds bedroom furniture. Further benefits include a good sized driveway, slightly reduced sized garage providing great storage space, an additional laundry/freezer room which could be potentially be used as an office, gas central heating and uPVC double glazing.



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OPEN PLAN LIVING AREA (L-SHAPED)

24' 3" (maximum measurement) x 20' 5" (maximum measurement) (7.39m x 6.22m)

Incorporating seating, dining and kitchen areas. The lounge area comprises a bow window to front aspect, window to side aspect, two radiators, coved cornice, ceiling light point, TV aerial point, feature log effect gas fireplace with remote control and limestone surround and mantle. The dining area comprises coved cornice, ceiling recessed lighting, built-in storage units, integrated fridge freezer, integrated microwave. The kitchen area comprises quartz work surfaces, inset stainless steel sink with mixer tap, range of base level storage units, drawer units and matching eye level wall units including wine rack, integrated dishwasher, integrated washing machine, integrated drinks fridge, Cuisine Master Range with double oven and grill and five ring gas hob (to be included within the sale) with stainless steel splashback and illuminated stainless steel fume extractor above, window to rear aspect, coved cornice, ceiling recessed lighting. The open plan living area benefits from Karndean flooring throughout. Double doors to:

CONSERVATORY

13' 3" x 9' 0" (4.04m x 2.74m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having both double doors and a single door leading to the exterior, Karndean flooring, power and lighting, radiator, wall mounted electric panel heater.



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FIRST FLOOR LANDING

Having coved cornice, ceiling light point, access to roof space, radiator, cupboard housing the hot water cylinder with slatted linen shelving and Potterton gas central heating boiler within.

BEDROOM ONE

16' 3" (maximum measurement) x 13' 0" (maximum measurement including built-in bedroom furniture) (4.95m x 3.96m)

Having windows to dual aspects, radiator, ceiling light point, range of Hammonds built-in bedroom furniture comprising bedside drawers and two double wardrobes with hanging rails and shelving within.

BEDROOM TWO

14' 5" (maximum measurement) x 12' 2" (maximum measurement) (4.39m x 3.71m)

Having window to front aspect, radiator, coved cornice, ceiling recessed lighting.

BEDROOM THREE

12' 3" (maximum measurement) x 9' 5" (maximum measurement) (3.73m x 2.87m)

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

BEDROOM FOUR

7' 10" (maximum measurement) x 7' 9" (maximum measurement) (2.39m x 2.36m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in over stairs bulkhead storage cupboard.





FAMILY BATHROOM

Having a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, P shaped bath with mixer tap and wall mounted mains fed shower with hand held shower attachment and fitted shower screen above. Tiled floor, fully tiled walls, ceiling recessed lighting, heated towel rail, obscure glazed window to rear aspect.

EXTERIOR

To the front, the property is approached over a driveway which provides hardstanding for off road parking as well as access to the garage. There are two lawned sections to the front of the property with plant and shrub border.

GARAGE

10' 7" x 9' 6" (3.23m x 2.90m)

Having up and over door, served by power and lighting.

A further ancillary front door to the property gives covered access to the rear garden and benefits from tiled flooring, ceiling light point and electric fuse board within. Further glazed door to rear garden. A further gateway also provides access to the rear.



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LAUNDRY/FREEZER ROOM/POTENTIAL OFFICE

9' 5" x 5' 0" (2.87m x 1.52m)

Having window to rear aspect, ceiling light point, work surface with base level storage units beneath, further wall mounted cupboards, space for tumble dryer.

The rear garden benefits from a pleasant westerly facing aspect, initially comprising an Indian sandstone paved patio seating area providing entertaining space, with the remainder of the garden being predominantly laid to lawn, with mature flower and shrub borders. The rear section of the garden is laid to artificial grass. There is also a screened wheelie bin area.

There is a further paved courtyard section of garden which provides additional seating space. Low level wrought iron fencing and gateway leads to the continuation of the paved area providing a secure space which could potentially be ideal for dogs. The rear garden is fully enclosed by fencing and houses two timber garden sheds which are to be included within the sale.

Both the front and rear gardens are served by external power and lighting. The rear garden is also served by a tap.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

26941415/06112023/SMI



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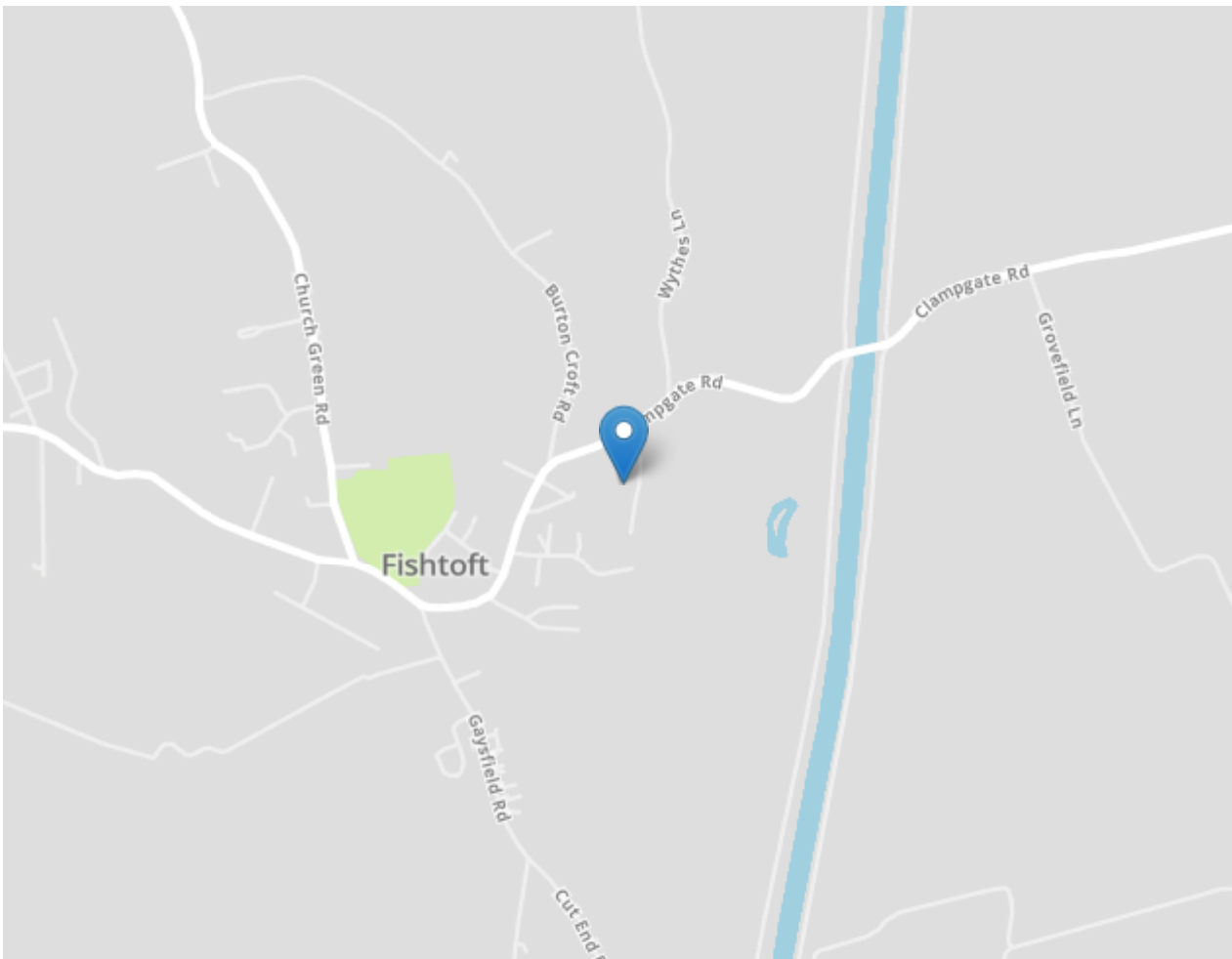
AGENT'S NOTES

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.

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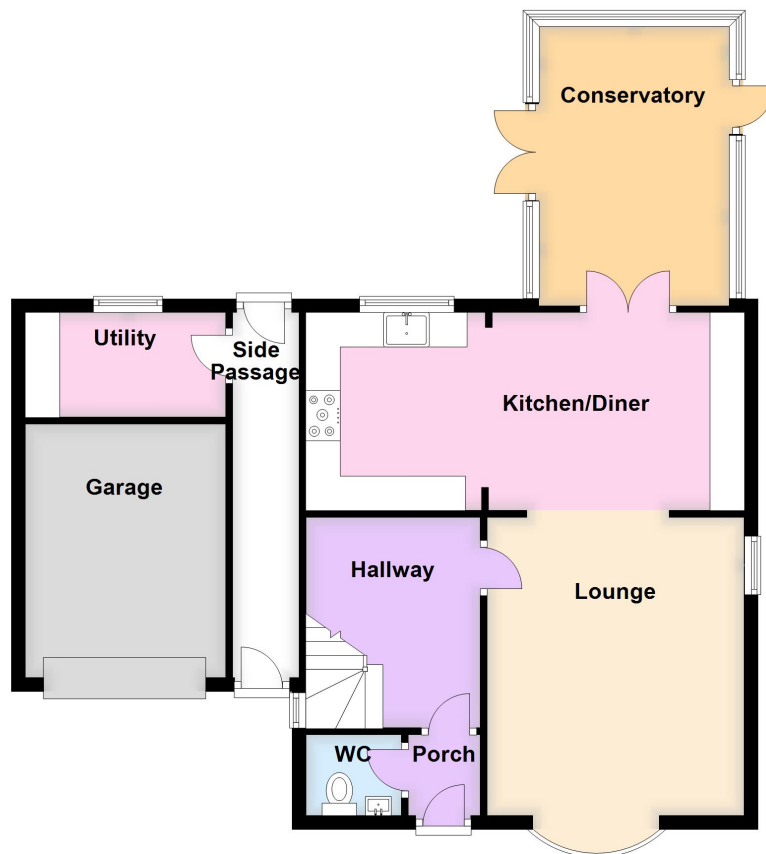
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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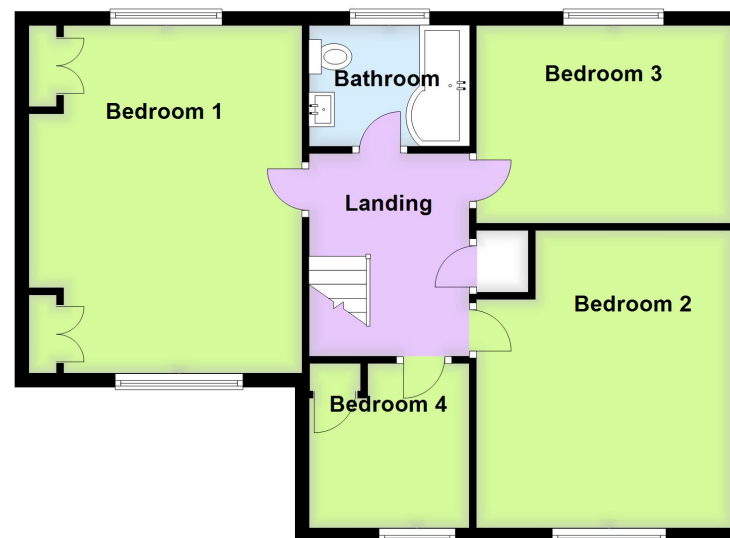
Ground Floor

Approx. 79.0 sq. metres (850.3 sq. feet)



First Floor

Approx. 65.3 sq. metres (703.2 sq. feet)



Total area: approx. 144.3 sq. metres (1553.5 sq. feet)

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