



**£277,500**

48 Sir Isaac Newton Drive, Wyberton, Boston, Lincolnshire PE21 7SG

**SHARMAN BURGESS**



**48 Sir Isaac Newton Drive, Wyberton,  
Boston, Lincolnshire PE21 7SG  
£277,500 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having uPVC front entrance door, staircase rising to first floor, coved cornice, radiator, Nest heating thermostat.

##### LOUNGE

15' 7" x 10' 8" (4.75m x 3.25m)

Having double glazed window to front elevation, radiator, TV aerial point, electric fireplace with wooden mantle (also with provision for gas fire), double doors through to: -

##### DINING ROOM

9' 3" x 9' 11" (2.82m x 3.02m)

Having coved cornice, patio door leading to the rear garden, radiator, door to: -

A modern, four bedroomed detached property with converted garage providing a further ground floor bedroom or second reception room, situated on the outskirts of Boston, within the village of Wyberton. Accommodation comprises an entrance hall, lounge, dining room, modern kitchen, utility room, ground floor cloakroom, second reception room/bedroom five, with four bedrooms to the first floor, en-suite to bedroom one and family bathroom. Further benefits include off road parking and enclosed rear garden.



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### KITCHEN

12' 2" (maximum) x 16' 0" (maximum) (3.71m x 4.88m)

Having a modern fitted kitchen comprising a range of base level units with work surfaces over and tiled splashbacks, inset composite sink and drainer with mixer tap, space for dishwasher, integrated oven and induction hob with stainless steel extractor above, space for American style fridge freezer, radiator, dual aspect double glazed windows, coved cornice, door to: -

### UTILITY ROOM

5' 0" x 5' 2" (1.52m x 1.57m)

Having base level unit with work surface over, space and plumbing for automatic washing machine, space for condensing tumble dryer, extractor fan, coved cornice, radiator, glazed uPVC rear entrance door.

### CLOAKROOM

Having low level WC, corner wash hand basin with tiled splashback, radiator, extractor fan.

### RECEPTION ROOM TWO

13' 3" x 8' 3" (4.04m x 2.51m)

Having double glazed window to side elevation, coved cornice, TV aerial point, built-in storage cupboards, airing cupboard housing the central heating boiler. This room offers scope for use as a further bedroom or reception room.

### FIRST FLOOR LANDING

Having radiator, coved cornice, access to roof space.

### BEDROOM ONE

12' 7" x 10' 11" (3.84m x 3.33m)

Having double glazed window to front elevation, radiator, coved cornice, TV aerial point, coved recess, door to: -



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#### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level WC, shower cubicle within tiled recess, wash hand basin inset to vanity unit with tiled splashback, electric shaver point, coved cornice, radiator, extractor fan, double glazed window to front elevation.

#### BEDROOM TWO

14'0" x 11'10" (maximum) (4.27m x 3.61m)

Having double glazed window to front elevation, coved cornice, radiator.

#### BEDROOM THREE

11'1" x 10'5" (maximum) (3.38m x 3.17m)

Having double glazed window to rear elevation, radiator, coved cornice.

#### BEDROOM FOUR

11'1" x 8'11" (3.38m x 2.72m)

Having double glazed window to rear elevation, radiator, coved cornice.

#### BATHROOM

Being fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and mains fed shower above and fitted shower screen, tiled splashbacks, electric shaver point, partly tiled walls, radiator, extractor fan, coved cornice, double glazed window to rear elevation.

#### EXTERIOR

The property is approached over a block paved private roadway, serving a handful of properties and leading to the property's own block paved and gravelled driveway. Gated access leads to the: -

#### REAR GARDEN

Being initially laid to a paved patio seating area, leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed by timber fencing.

#### SERVICES

Mains electricity, gas, water and drainage are connected.

#### REFERENCE

20082025/29347035/ROD





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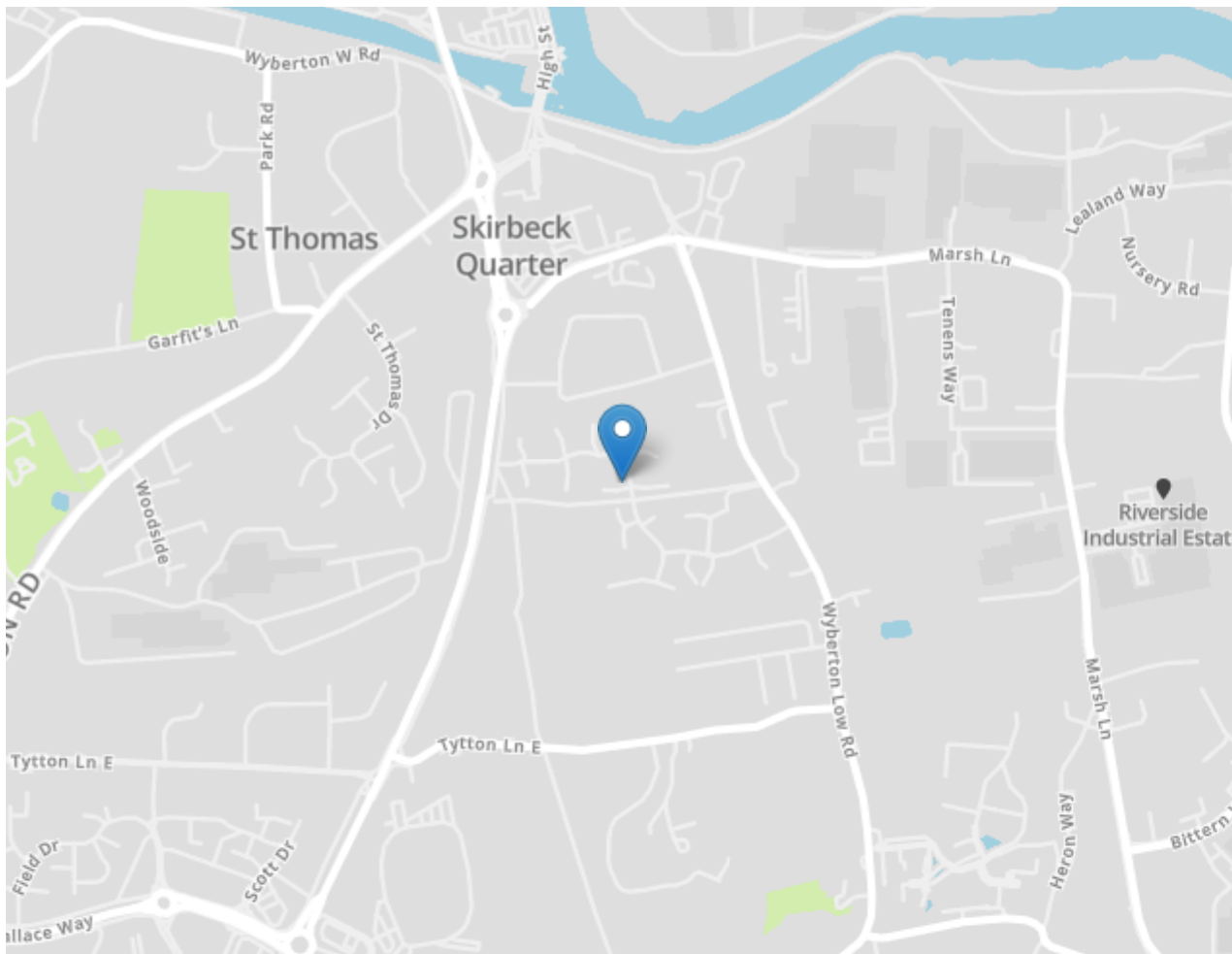
## AGENT'S NOTES

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.

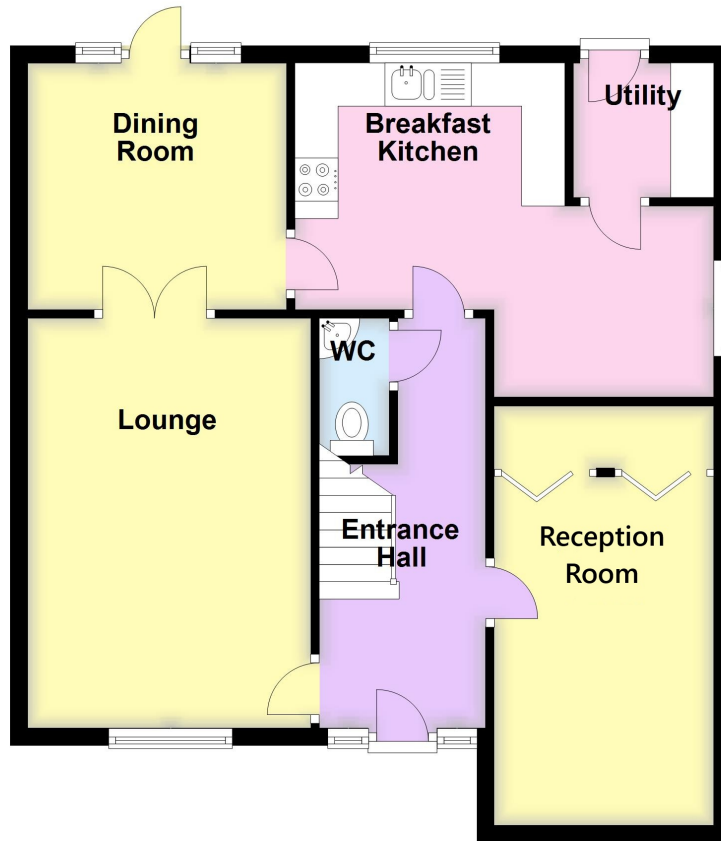


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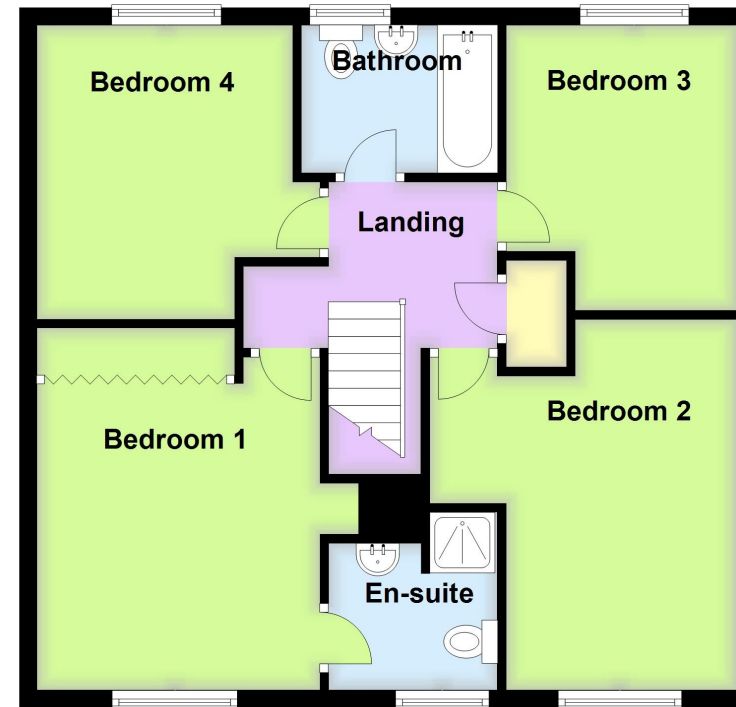
## Ground Floor

Approx. 64.1 sq. metres (689.7 sq. feet)



## First Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



Total area: approx. 126.6 sq. metres (1362.4 sq. feet)

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t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	64	76	
A			
(81-91)			
B			
(69-80)			
C	64	76	
(55-68)			
D			
(39-54)	64	76	
E			
(21-38)			
F	64	76	
(1-20)			
G	64	76	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			