



**£299,950**

26 Cavendish Drive, Wyberton, Boston, Lincolnshire PE21 7BP

**SHARMAN BURGESS**



**26 Cavendish Drive, Wyberton, Boston,  
Lincolnshire PE21 7BP  
£299,950 Freehold**

#### ACCOMMODATION

##### ENTRANCE LOBBY

With partially obscure glazed front entrance door, radiator, ceiling light point, obscure glazed window to side aspect, built-in cloak cupboard with hanging rail and shelving within.

##### ENTRANCE HALL

With staircase rising to the first floor landing, dado rail, coved cornice, ceiling light point, radiator, built-in cupboard with shelving within.

Situated in a popular residential location, this spacious and well presented detached family home benefits from accommodation comprising an entrance lobby, entrance hall, lounge diner, conservatory, well appointed kitchen and ground floor shower room. To the first floor are four good sized bedrooms and family bathroom. Further benefits include a driveway, garage, enclosed rear garden and gas central heating.



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### LOUNGE DINER

24' 0" x 12' 4" (7.32m x 3.76m) (both maximum measurements)

With window to front aspect, two radiators, coved cornice, ceiling recessed lighting to lounge area, ceiling light point over dining table and additional wall mounted lighting. Feature living flame gas fireplace with fitted hearth, cast iron inset and display mantle. From the dining area French doors lead into the: -

### CONSERVATORY

11' 8" x 10' 5" (3.56m x 3.17m)

Of brick and uPVC double glazed construction with glazed roof. Having tiled floor, French doors leading to the exterior, power, ceiling mounted lighting, wall mounted lighting, under floor heating.



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### KITCHEN

17' 0" x 10' 5" (5.18m x 3.17m) (both maximum measurements)

An extremely well presented and well appointed kitchen comprising Oak work tops with tiled splashbacks, inset ceramic one and a half bowl sink and drainer unit with mixer tap, extensive range of base level storage units, drawer units, base level wine rack, matching eye level wall units with glazed display cabinets and under cupboard lighting. Plumbing for dishwasher, space for wine cooler, waist height integrated Smeg oven and grill, five ring Smeg hob and matching illuminated fume extractor above, integrated fridge and freezer. Tiled floor, two windows to rear aspect, radiator, coved cornice, two ceiling light points, under stairs storage cupboard, obscure glazed side entrance door, door to: -



### GROUND FLOOR SHOWER ROOM

With a three piece suite comprising a wall mounted electric shower, fitted shower screen and tiling within, extractor fan, tiled floor and fully tiled walls to the shower area. Leading through to the second area containing the WC, wash hand basin with mixer tap and vanity unit, heated towel rail, obscure glazed window, ceiling light point.

### FIRST FLOOR LANDING

With access to roof space, coved cornice, ceiling light point, dado rail.

### BEDROOM ONE

11' 8" x 11' 0" (3.56m x 3.35m) (both maximum measurement)

With window to front aspect, radiator, ceiling light point, additional wall mounted lighting.



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### BEDROOM TWO

11' 9" x 11' 0" (3.58m x 3.35m) (both maximum measurements)  
With window to rear aspect, radiator, ceiling light point, built-in boiler cupboard housing the Viessmann combination gas central heating boiler.

### BEDROOM THREE

15' 10" x 8' 7" (4.83m x 2.62m) (both maximum measurements)  
With two windows to front aspect, radiator, two ceiling light points, built-in wardrobes with mirrored sliding doors and hanging rails and shelving within.

### BEDROOM FOUR

14' 3" x 7' 7" (4.34m x 2.31m) (both maximum measurements)  
With window to rear and side aspects, radiator, ceiling light point.

### FAMILY BATHROOM

Having a three piece suite comprising a push button WC, pedestal wash hand basin with mixer tap, bath with mixer tap and wall mounted mains fed shower over, tiled floor, fully tiled walls, heated towel rail, ceiling recessed lighting, obscure glazed window to rear aspect.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking as well as vehicular access to the garage. The front garden is designed with low maintenance in mind and comprises pebbled areas with circular paved sun flowers. There is an open fronted storm porch to the immediate front of the property.



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### **GARAGE**

16' 4" x 8' 3" (4.98m x 2.51m)

With up and over door, served by power and lighting, housing the electric consumer unit and electric meter.

### **REAR GARDEN**

The property benefits from a fully enclosed rear garden, initially comprising a paved seating area. There are sections of gravelled borders interspersed with a variety of flowering plants and shrubs and a sunken pond which is to be included within the sale. To the rear left hand corner of the garden is an additional paved seating area with pergola above providing a fabulous entertaining space and being served by external power points and lighting. There is a good sized timber store shed/tool shed measuring 11' 7" x 7' 9" (3.53m x 2.36m) (internal measurement). A side gate leads to an additional gravelled area with raised vegetable planters.

### **SERVICES**

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

### **REFERENCE**

17112022/FIS



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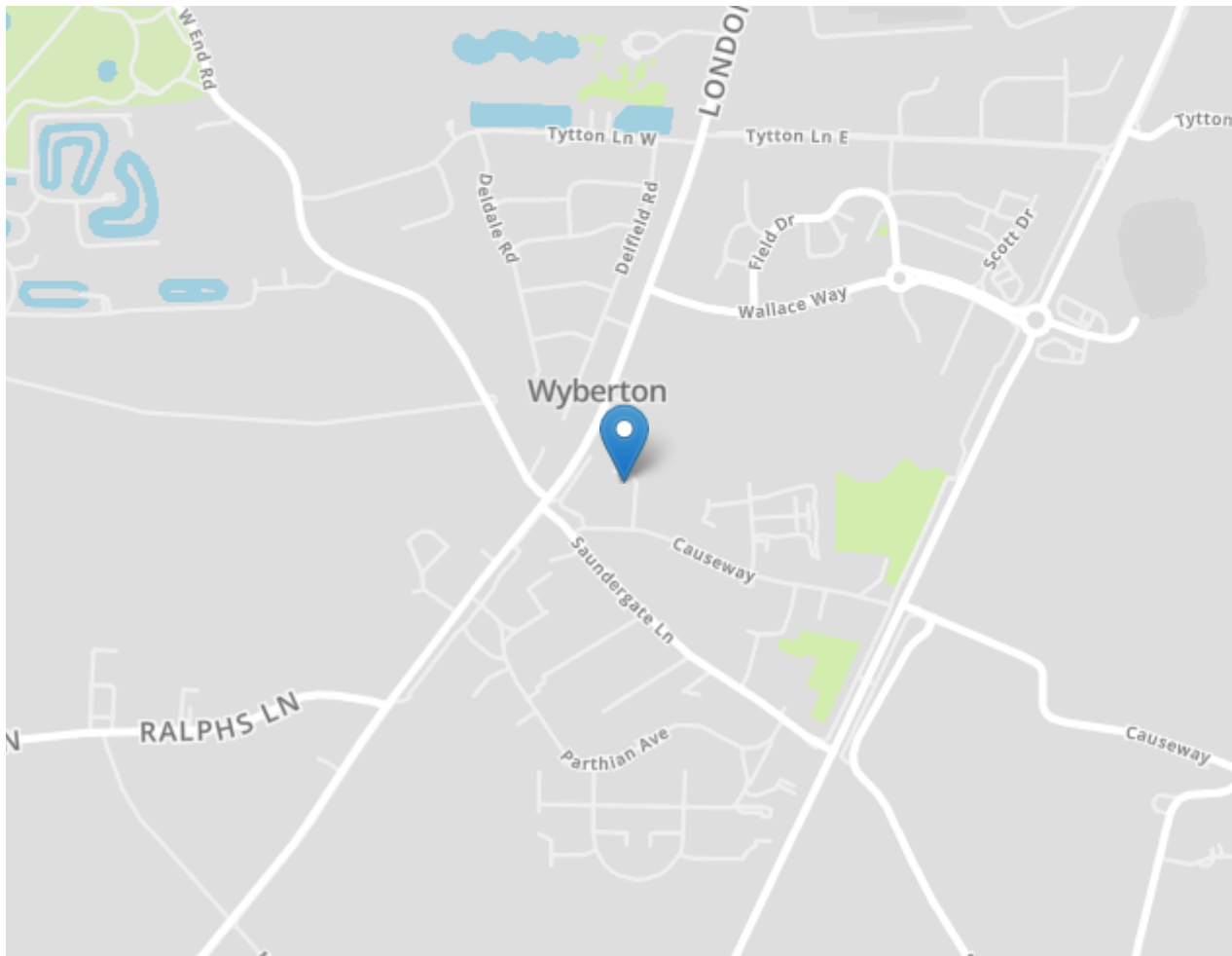
## AGENT'S NOTES

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.

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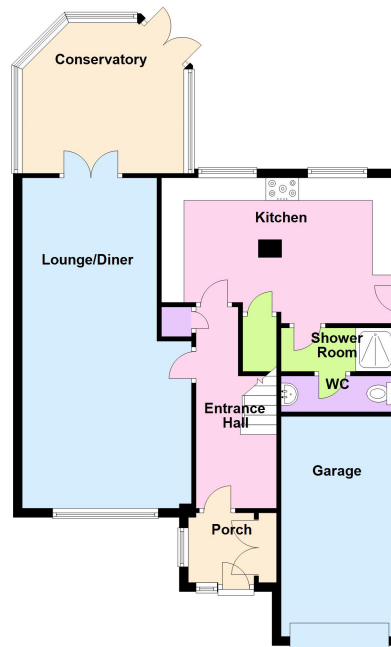
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



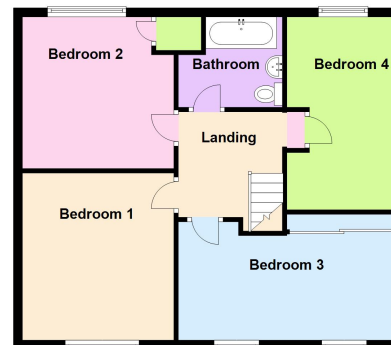
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**Ground Floor**  
Approx. 82.9 sq. metres (892.4 sq. feet)



**First Floor**  
Approx. 59.3 sq. metres (638.7 sq. feet)



Total area: approx. 142.2 sq. metres (1531.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		