



£299,950

Greygoose, Goosemuck Lane, Sibsey, Boston, Lincolnshire PE22 0UL

SHARMAN BURGESS

**Greygoose, Goosemuck Lane, Sibsey, Boston,
Lincolnshire PE22 0UL
£299,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having partially glazed front entrance door, dual aspect windows, ceiling light point, further obscure glazed door to:-

ENTRANCE HALL

20' 0" (maximum) x 6' 1" (maximum including staircase) (6.10m x 1.85m)

Having staircase leading off, radiator, coved cornice, two ceiling light points.

A fantastic opportunity to purchase a property with approximately 0.6 Acres (s.t.s) of gardens, with flexible living accommodation, situated in a the highly sought after village of Sibsey. Accommodation comprises an entrance porch, entrance hall, lounge, dining room, breakfast kitchen, rear entrance porch, ground floor modern shower room, three double bedrooms arranged over two floors and a further first floor shower room. Further benefits include ample parking, two garages, car port, gas central heating and uPVC double glazing. This is a property that REALLY MUST BE VIEWED to be fully appreciated.



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LOUNGE

14' 1" x 11' 10" (4.29m x 3.61m)

Having window enjoying views over the garden, radiator, coved cornice, ceiling light point, TV aerial point.

DINING ROOM

11' 7" x 9' 5" (3.53m x 2.87m)

Having window enjoying views over the garden, radiator, coved cornice, ceiling light point.

BREAKFAST KITCHEN

17' 3" x 10' 0" (5.26m x 3.05m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, extensive range of wood fronted base level storage units, drawer units and matching eye level wall units with glazed display cabinets and under cupboard lighting, base level wine rack, plumbing for automatic washing machine, integrated appliances including fridge, freezer and dishwasher; concealed water softener, integrated four ring electric hob with fume extractor above, integrated waist height oven and grill, integrated waist height combination microwave oven, tiled floor, window, ceiling mounted lighting, radiator.

REAR ENTRANCE PORCH

11' 0" x 5' 11" (3.35m x 1.80m)

Having dual aspect windows, French doors leading out to the garden, tiled floor, ceiling light point.



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GROUND FLOOR SHOWER ROOM

9' 1" x 5' 0" (2.77m x 1.52m)

A modern and well appointed shower room comprising WC with concealed cistern and wall mounted storage above, wall mounted wash hand basin with mixer tap and vanity unit beneath, walk-in shower area with wall mounted shower and hand held shower attachment within and fitted shower screen, tiled floor, fully tiled walls, heated towel rail, obscure glazed window, ceiling recessed lighting, extractor fan.

GROUND BEDROOM THREE

9' 11" x 9' 5" (3.02m x 2.87m)

Currently used as an office. Having radiator, coved cornice, ceiling light point, window overlooking the driveway.

FIRST FLOOR LANDING

Having access to roof space providing additional eaves storage, additional standard loft access, radiator, two ceiling light points, window overlooking the garden.

BEDROOM ONE

13' 9" (excluding section of reduced head height but including wardrobes) x 11' 4" (maximum) (4.19m x 3.45m)

Having window, radiator, ceiling light point, fitted wardrobes with drawers, hanging rails and shelving within (to be included in the sale).

BEDROOM TWO

14' 11" (maximum) x 12' 0" (maximum) (4.55m x 3.66m)

Having window overlooking the garden, radiator, ceiling light point.





FIRST FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower within and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, heated towel rail, ceiling recessed lighting, Velux window.

EXTERIOR

The property benefits from a plot size of approximately 0.6 Acres (s.t.s) and is approached through double five bar gates leading to a large driveway which provides ample off road parking for numerous vehicles as well as as vehicular access to the two single garages and the car port. The driveway is flanked on either side by mature gardens.

CAR PORT

Having fibreglass roof, concrete hardstanding, EV charging point, served by lighting.

SINGLE GARAGE

20' 3" x 11' 2" (6.17m x 3.40m)

Having electric up and over door, served by power and lighting, personnel door to car port, housing the wall mounted gas combination central heating boiler and inverter and battery for the solar panels.

CONCRETE SECTIONAL GARAGE

14' 6" x 8' 0" (4.42m x 2.44m)

Of concrete sectional construction with concrete base, up and over door, served by power.

Situated to the rear of the garages: -



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TIMBER SHED/WORKSHOP

To be included in the sale.

BRICK BUILT SHED/STORE

Incorporating dog kennel and dog run which are to be included in the sale.

REAR GARDENS

The gardens are well presented by the current vendors and comprise large sections of shaped lawns, with beds and borders containing a variety of flowering plants, shrubs and trees. The gardens house a greenhouse and timber summerhouse which are both to be included within the sale. There is a sunken pond with aquatic plants and water feature and a raised patio seating area providing outside entertaining space. The gardens offer a fantastic degree of privacy, with mature trees and hedging to the boundaries. The gardens are served by external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connect to the property. The property is served by 16 solar panels which are on a 'feed in' tariff which provides quarterly payments and a battery which allows for electrical storage and assists with reduced energy costs.

REFERENCE

06012025/28559663/TRO



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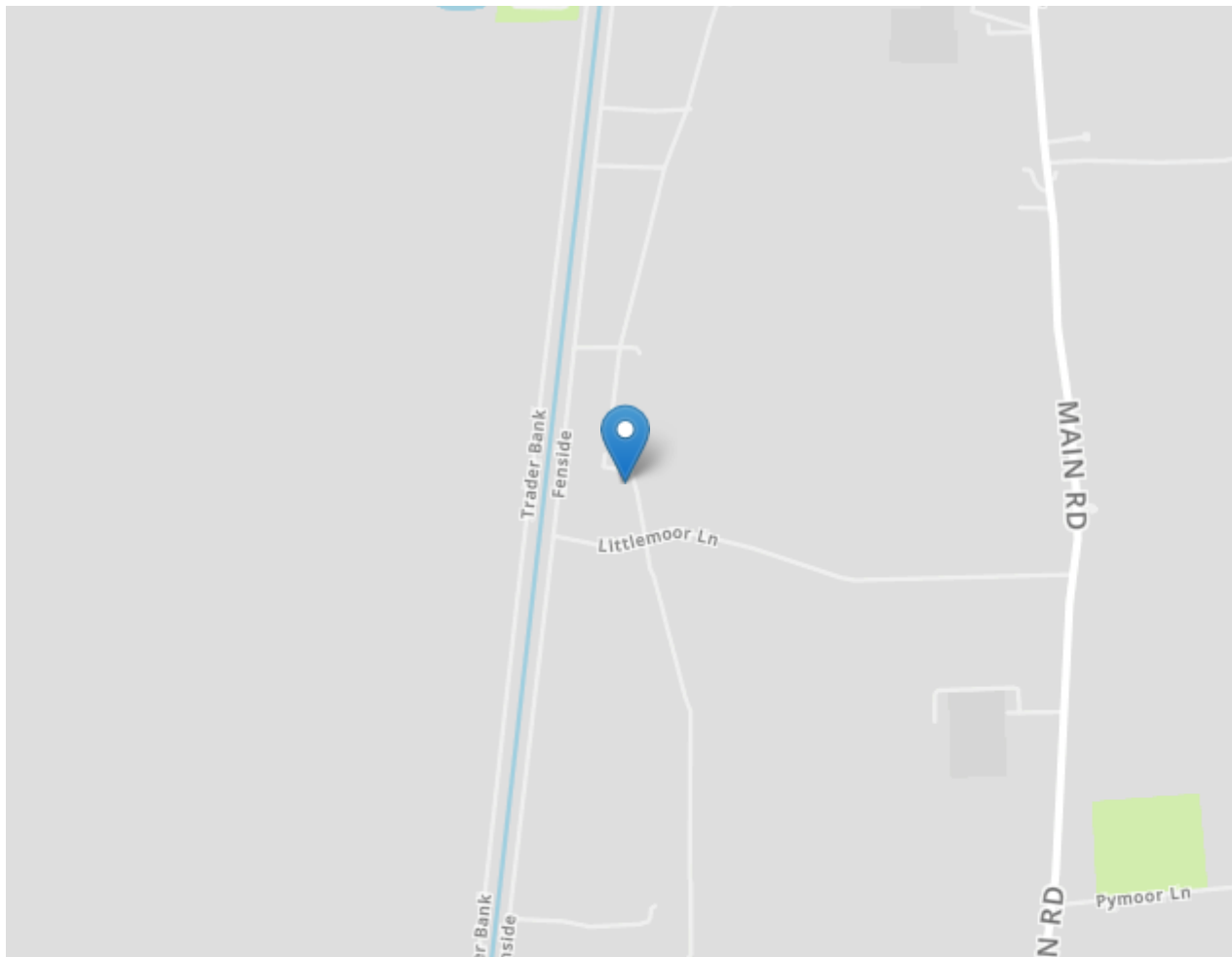
AGENT'S NOTES

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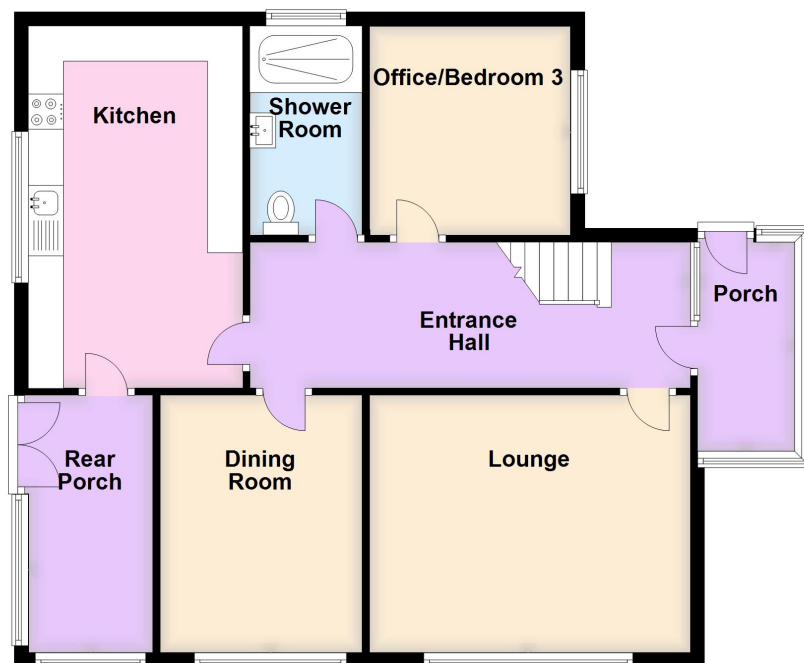
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

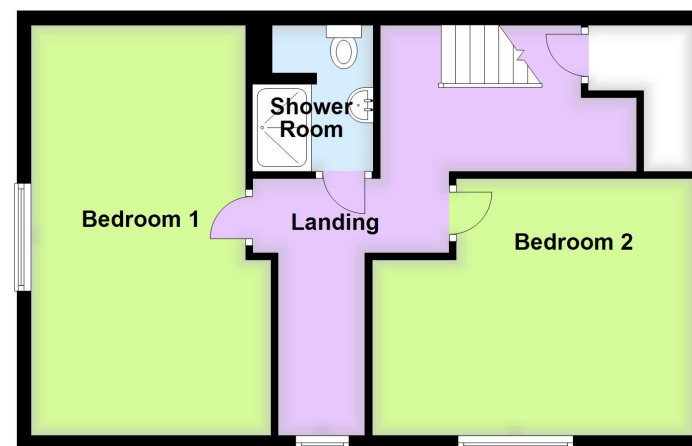


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Ground Floor
Approx. 83.2 sq. metres (895.2 sq. feet)



First Floor
Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 138.2 sq. metres (1487.1 sq. feet)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	