



£299,950

12 Manor Close, Sibsey, Boston, Lincolnshire PE22 0SL

SHARMAN BURGESS

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PE22 0SL
£299,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

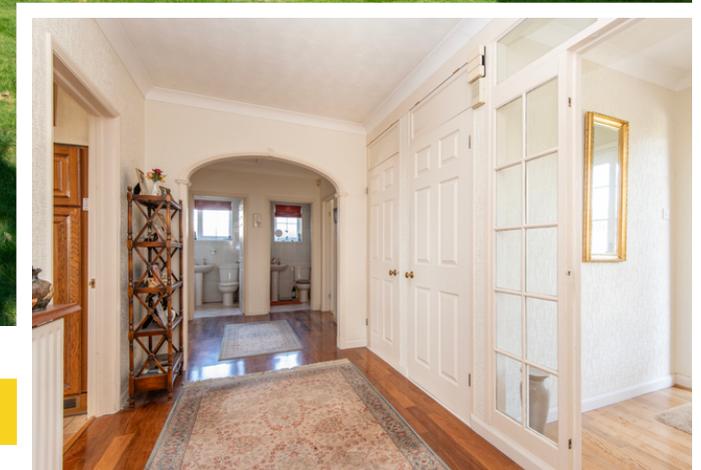
5' 10" x 6' 2" (1.78m x 1.88m)

Having partially obscure glazed front entrance door, obscure glazed window to front elevation, coved cornice, ceiling light point, further door to: -

RECEPTION HALL

Having radiator, coved cornice, two ceiling light points, access to loft space, built-in cloak cupboard with hanging rail and shelving within, airing cupboard housing the hot water cylinder and slatted linen shelving within.

A large detached bungalow situated within one of the most sought after addresses in the area, with an approximate westerly facing garden to the rear enjoying open farmland views beyond. Accommodation comprises an entrance porch, reception hall, lounge, dining room, garden room, breakfast kitchen, utility room, three double bedrooms, bathroom and separate two piece cloakroom. Further benefits include a resin driveway, single garage, gardens to front and rear and gas central heating. Being offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



LOUNGE

18' 0" x 12' 0" (5.49m x 3.66m)

Having feature bow window to front elevation, window to side elevation, radiator, coved cornice, wall mounted lighting, living flame coal effect gas fireplace with fitted hearth and display surround, TV aerial point, archway through to: -

DINING ROOM

9' 10" (maximum) x 12' 0" (maximum) (3.00m x 3.66m)

Having radiator, coved cornice, ceiling light point.

GARDEN ROOM

10' 9" (maximum) x 8' 2" (3.28m x 2.49m)

Having sliding patio door leading to the rear garden, dual aspect windows to side and rear elevations, ceiling mounted lighting.

BREAKFAST KITCHEN

12' 0" (maximum) x 13' 0" (3.66m x 3.96m)

Having wood trimmed work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, wood fronted base level storage units, drawer units and matching eye level wall units, integrated double oven and grill, integrated microwave oven, integrated four ring electric hob with fume extractor above, integrated dishwasher, integrated fridge and freezer, return work surface providing breakfast bar, tiled floor, radiator, coved cornice, ceiling recessed lighting, window to rear elevation, concealed floor mounted Ideal Mexico gas central heating boiler.

UTILITY ROOM

7' 5" x 5' 0" (2.26m x 1.52m)

Having counter top with stainless steel sink and drainer, base level storage units, matching eye level wall units, plumbing for automatic washing machine, space for condensing tumble dryer, tiled floor, fully tiled walls, window to rear elevation, obscure glazed door leading to the garden.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

13' 0" (into entrance area) x 13' 2" (maximum including built-in wardrobes) (3.96m x 4.01m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rails and shelving within.

BEDROOM TWO

9' 6" (maximum) x 13' 1" (maximum) (2.90m x 3.99m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

BEDROOM THREE

13' 1" (maximum) x 9' 6" (3.99m x 2.90m)

Currently used as an office. Having window to front elevation, coved cornice, ceiling light point, radiator.

BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath with mixer tap and wall mounted Mira mains fed shower above and fitted shower screen, radiator, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to side elevation.

SEPARATE CLOAKROOM

Having WC, pedestal wash hand basin, radiator, fully tiled walls, obscure glazed window to side elevation, coved cornice, ceiling light point.

EXTERIOR

To the front, the property benefits from a resin driveway which provides ample off road parking and handstanding and extends to the right hand side of the bungalow providing vehicular access to the garage. The front garden is laid to lawn.

SINGLE GARAGE

Having electric roller door, partially obscure glazed personnel door leading to the rear garden, served by power and lighting,

REAR GARDEN

The garden enjoys a pleasant approximately westerly facing aspect and initially comprise a covered seating area providing a fantastic entertaining space, leading to the remainder of the garden which is predominantly laid to lawn, with flower and shrub borders. The garden is fully enclosed by fencing, served by outside lighting and enjoys views over open farmland to the rear.

ADJOINING TIMBER STORE/WORKSHOP

Situated to the rear of the garage. Having concrete base, dual aspect windows and obscure glazed door.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

02032026/29921386/PEN



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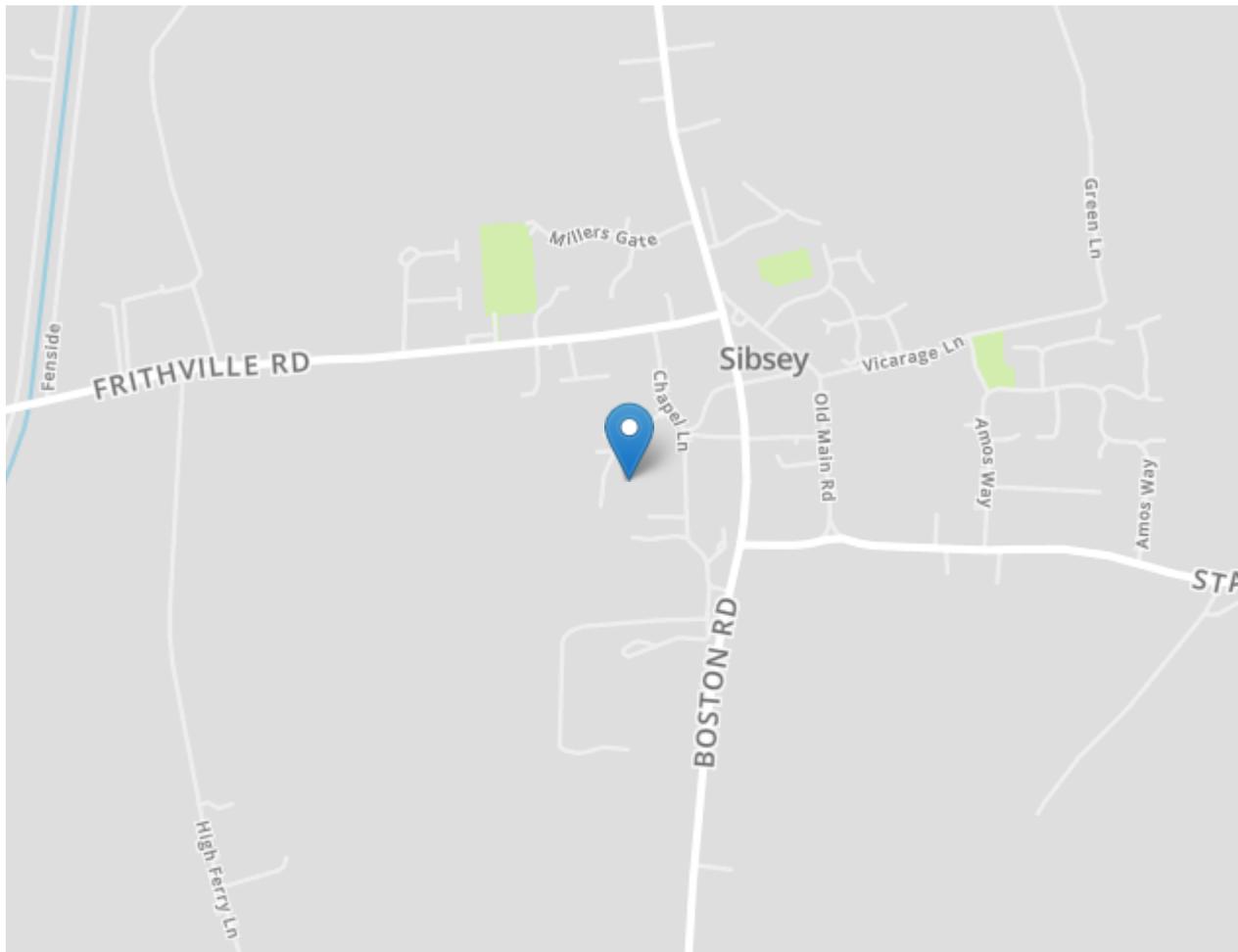
AGENT'S NOTES

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.



SHARMAN BURGESS

Ground Floor
Approx. 143.3 sq. metres (1542.7 sq. feet)



Total area: approx. 143.3 sq. metres (1542.7 sq. feet)



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

