



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**£300,000**

5 Tytton Lane East, Wyberton, Boston, Lincolnshire PE21 7HW

**SHARMAN BURGESS**



**5 Tytton Lane East, Wyberton, Boston,  
Lincolnshire PE21 7HW  
£300,000 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed windows to either side, staircase leading off, radiator, ceiling light point, archway through to: -

##### POTENTIAL OFFICE/SNUG

10' 7" (maximum) x 10' 10" (maximum) (3.23m x 3.30m)

Having feature former chimney breast, ceiling light point, radiator, built-in recess shelving providing storage, walk-in pantry with wall mounted shelving and light point within. Archway through to: -

A large detached family home offering extremely flexible living accommodation with accommodation currently comprising an entrance hall, snug/office area, kitchen, large utility room, open plan lounge diner and ground floor bathroom, four double bedrooms arranged over two floors, two of which benefit from an en-suite shower room. Bedroom Three also benefits from a 'Secret' play/gaming room. Further benefits include a generous driveway providing off ample off road parking, single garage and larger than average approximate south facing rear garden. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**





### KITCHEN

21' 9" (maximum) x 8' 8" (maximum) (6.63m x 2.64m)  
Having roll edge work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, space for electric cooker with wall mounted stainless steel fume extractor above, plumbing for dishwasher, space for American style fridge freezer, tiled floor, radiator, coved cornice, ceiling mounted lighting, dual aspect windows, obscure glazed entrance door.

### UTILITY ROOM

8' 6" (maximum) x 13' 4" (2.59m x 4.06m)  
Having counter top, stainless steel sink and drainer with mixer tap, base level storage units, fitted larder style unit, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted Atag gas central heating boiler, dual aspect windows, extractor fan, tiled floor, ceiling mounted strip light.

### OPEN PLAN LOUNGE DINER

22' 9" (maximum including dining area) x 16' 6" (maximum into bay window) (6.93m x 5.03m)  
Having feature bay window to rear elevation enjoying views over the garden, sliding patio doors leading to the exterior, three radiators, coved cornice, two ceiling light points, additional wall light points, TV aerial point.



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### GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising a sunken bath with wall mounted Aqualisa mains fed shower above, push button WC, wash hand basin with mixer tap and storage beneath, fully tiled walls, heated towel rail, ceiling light point, obscure glazed window to side elevation, heated towel rail.

### GROUND FLOOR BEDROOM TWO

14' 5" (maximum) x 18' 5" (maximum including bay window)  
(4.39m x 5.61m)

Having feature bay window to front elevation, French doors leading to the garden, two radiators, coved cornice, ceiling light point, additional wall light points. Door to: -

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, corner shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, heated towel rail, extended tiled splashbacks, extractor fan, wall mounted lighting.

### GROUND FLOOR BEDROOM FOUR/ADDITIONAL SITTING ROOM

11' 9" (maximum including chimney breast but excluding bay window) x 10' 10" (3.58m x 3.30m)

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

### FIRST FLOOR LANDING

Having ceiling light point, built-in wardrobes to one wall providing valuable storage space with hanging rails and shelving within.



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### BEDROOM ONE

11' 9" (maximum with reduced head height) x 16' 8" (maximum into entrance area) (3.58m x 5.08m)

Having window to rear elevation, radiator, ceiling mounted lighting, built-in wardrobes with hanging rails and shelving within.

Door to: -

### EN-SUITE SHOWER ROOM

Being fitted with a three piece comprising shower area with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, wall mounted wash hand basin with mixer tap, wall mounted WC, tiled floor, fully tiled walls, Velux style window, heated towel rail.

### BEDROOM THREE

17' 6" (maximum including entrance area) x 11' 0" (maximum at widest point and with reduced head height - measurement taken from approximately 3ft high) (5.33m x 3.35m)

Having two Velux windows, ceiling light point, radiator. An additional feature of the room is a 'secret' door which leads through to an area which could be ideally suited as a playroom/gaming room.

### EXTERIOR

The property is approached over a large return driveway which provides ample off road parking and hardstanding as well as vehicular access to the garage. There is a lawned front garden with low level wall to the front boundary.



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#### **GARAGE**

16' 6" x 12' 8" (5.03m x 3.86m)

Having up and over door, served by power and lighting, personnel door to rear garden.

#### **REAR GARDEN**

Enjoying an approximate south facing aspect and being initially laid to a block paved seating area leading to the remainder which is predominantly laid to lawn, with flower and shrub borders. The garden is fully enclosed by fencing and served by outside lighting.

#### **SERVICES**

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

#### **REFERENCE**

16122024/28494258/BRA



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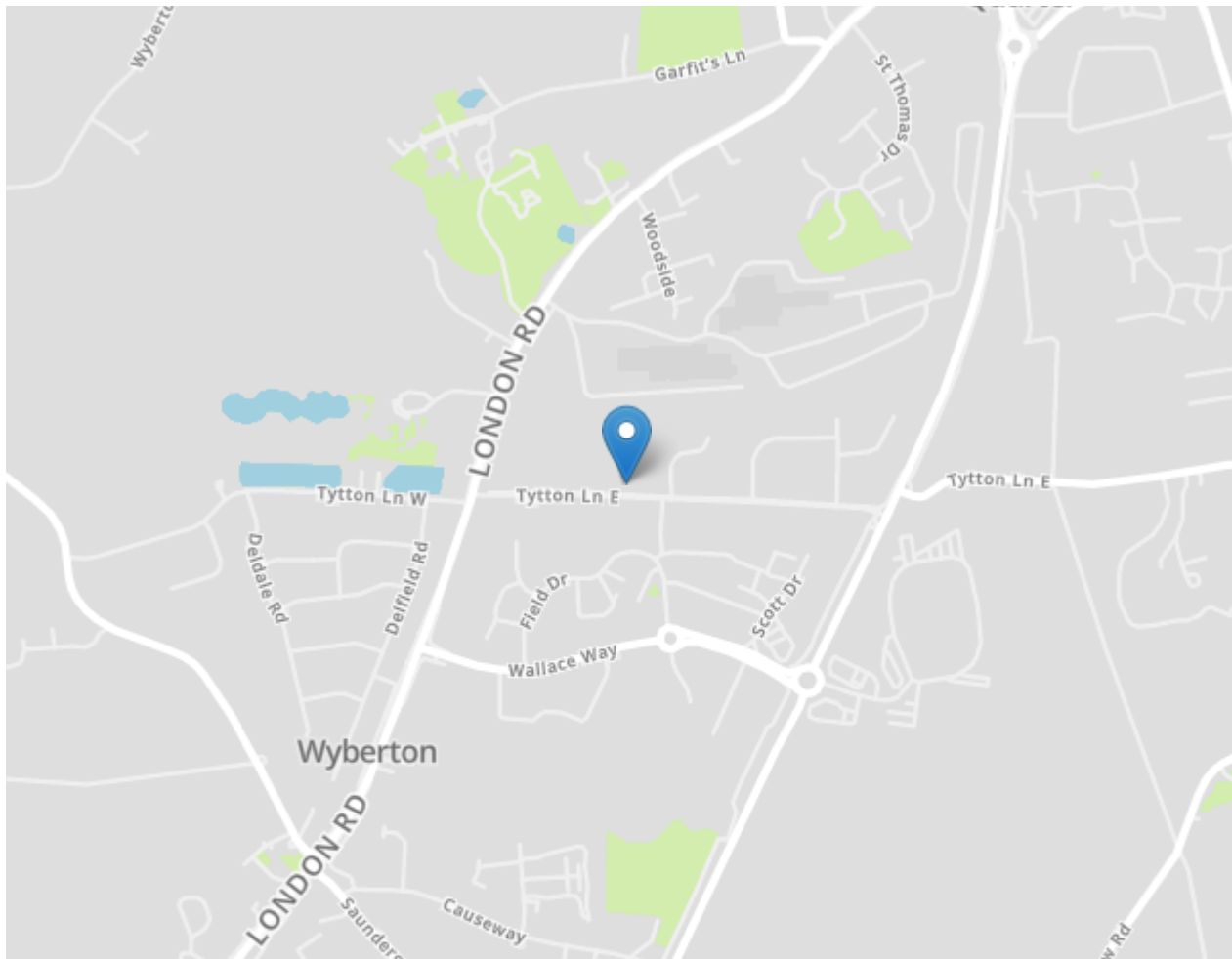
## AGENT'S NOTES

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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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.



**SHARMAN BURGESS**



## Ground Floor

Approx. 115.3 sq. metres (1241.1 sq. feet)



## First Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



Total area: approx. 170.2 sq. metres (1832.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	59	
(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	