



£315,000

5 Giles Close, Old Leake, Boston, Lincolnshire PE22 9NN

SHARMAN BURGESS

**5 Giles Close, Old Leake, Boston,
Lincolnshire PE22 9NN
£315,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door, staircase rising to first floor landing, radiator, coved cornice, ceiling light point, door bell chime and telephone point.

CLOAKROOM

Having a two piece suite comprising corner wash hand basin with mixer tap and tiled splashback, WC. Radiator, coved cornice, ceiling light point and extractor fan.

Situated at the bottom of a quiet cul-de-sac location, this large family home offers spacious living accommodation comprising entrance hall, downstairs cloakroom, lounge, playroom/dining room, study, sizeable living kitchen with utility room. To the first floor are four double bedrooms with en-suite to the master, Jack and Jill en-suite to bedrooms two and three and a family bathroom. Further benefits include oil central heating, uPVC double glazing throughout and a double garage.



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LOUNGE

17' 5" (maximum measurement) x 11' 8" (5.31m x 3.56m)
Having dual aspect windows to the front and side, radiator, fitted electric fireplace with hearth inset and display surround, coved cornice and two ceiling light points.

DINING ROOM

11' 9" x 11' 1" (3.58m x 3.38m)
Currently used as a Playroom. Having a window to the front aspect, radiator, coved cornice and ceiling light point.

STUDY

8' 8" x 6' 11" (2.64m x 2.11m)
Having a window to the side aspect, radiator, coved cornice and ceiling light point.

LIVING KITCHEN

24' 8" (maximum measurement) x 17' 1" (maximum measurement) (7.52m x 5.21m)
Having roll edge work surfaces with tiled splash backs, inset stainless steel one and a half sink and drainer unit with mixer tap, an extensive range of base level storage units, drawer units and matching eye level wall units, integrated dishwasher, integrated Neff double oven and grill, four ring electric hob and illuminated fume extractor, two radiators, coved cornice, ceiling light point and ceiling recessed lighting. French doors lead to the rear garden, window to rear aspect.



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UTILITY ROOM

Having an obscure glazed door to the side aspect, counter top with plumbing for a washing machine beneath and space for a condensing tumble dryer, larder style storage unit, wall mounted Wallstar oil central heating boiler, coat hooks, extractor fan, consumer unit for the electrics, coved cornice and ceiling light point.

FIRST FLOOR LANDING

Having a window to the front aspect, radiator, coved cornice, ceiling light point and access to roof space. Airing cupboard housing the hot water tank and slatted linen shelving within.

BEDROOM ONE

14' 10" (measurement taken to built-in wardrobes) x 11' 11" (maximum measurement) (4.52m x 3.63m)

Having built in wardrobes along one wall with sliding doors, hanging rails and shelving within, window to the rear aspect, radiator, coved cornice, ceiling light point and television aerial point. Door to: -

EN-SUITE SHOWER ROOM

Having a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower within. Walls tiled to approximately half height, radiator, electric shaver point, extractor fan, ceiling light point and obscure glazed window to the rear aspect.

BEDROOM TWO

11' 1" x 10' 4" (3.38m x 3.15m)

Having a window to the front aspect, radiator, coved cornice and ceiling light point, door to Jack and Jill en-suite.





JACK AND JILL EN-SUITE SHOWER ROOM

Shared with Bedroom Three. Comprising a pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted mains fed shower within. Walls tiled to approximately half height, obscure glazed window, electric shaver point, extractor fan and ceiling light point.

BEDROOM THREE

12' 8" (maximum measurement) x 11' 4" (maximum measurement) (3.86m x 3.45m)

Having a window to the rear aspect, radiator, coved cornice and ceiling light point. Door to: -

BEDROOM FOUR

11' 11" x 9' 9" (3.63m x 2.97m)

Having a window to the front aspect, radiator, coved cornice and ceiling light point.

FAMILY BATHROOM

Having a three piece suite comprising bath with mixer tap and hand held shower attachment, pedestal wash hand basin, WC. Walls tiled to approximately half height, extended tiled splash back around bath, obscure glazed window to the rear aspect, extractor fan and ceiling recess lighting.



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EXTERIOR

The property is approached over a private driveway which serves the five properties in Giles Close only. There is a tarmac hard standing area providing off road parking and vehicular access to the double garage. The front garden is laid to lawn with paved access leading to the front entrance porch and doorway beyond. There is low level and well maintained privet hedging to the boundary and gated access leads to the rear and side gardens. There is a small enclosed section with lawned area, additional picket style fencing with a gate leading to the rear.

DOUBLE GARAGE

19' 0" (maximum measurement) x 18' 0" (maximum measurement) (5.79m x 5.49m)

Having two up and over doors, served with power and lighting.

The rear garden is predominantly laid to lawn with a paved seating area providing entertaining space. There is a concealed oil tank. The garden is enclosed with a mixture of wall and fencing and is served by an external tap and lighting.

SERVICES

Mains water, electricity and drainage are connected. The property is served by oil fired central heating.

REFERENCE

26997562/23112023/TAY

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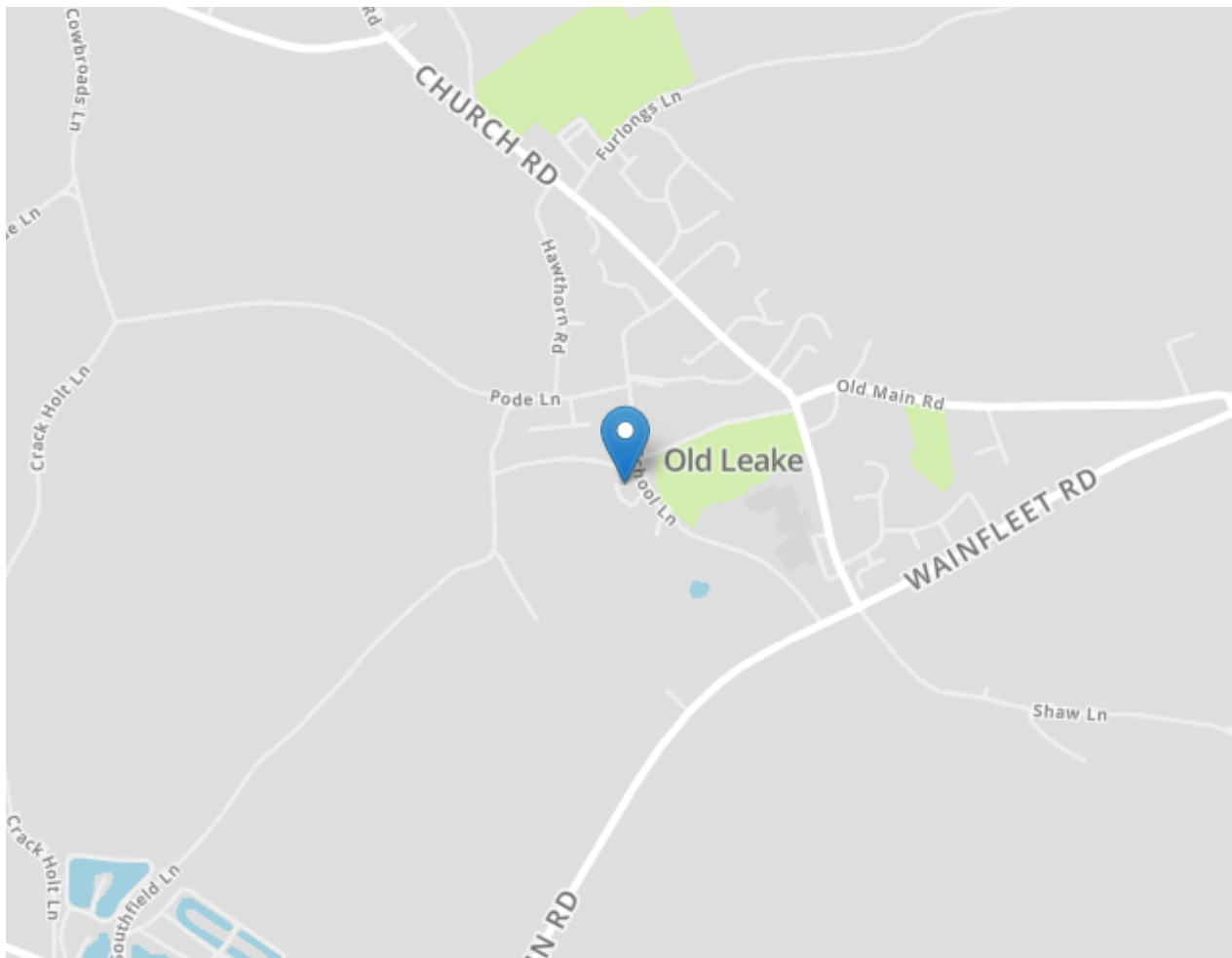
AGENT'S NOTES

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.

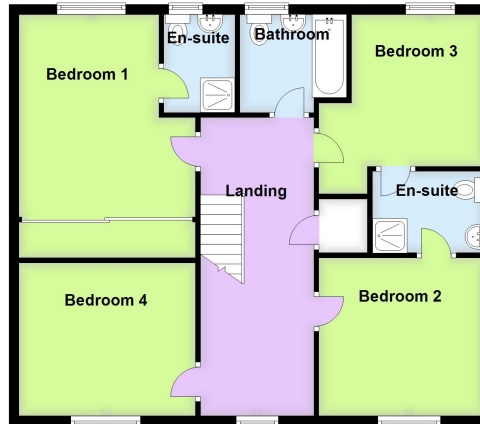


SHARMAN BURGESS

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		71	80
England, Scotland & Wales			
		EU Directive 2002/91/EC	