



£232,000

Chapel House, High Street, Bicker, Boston, Lincolnshire PE20 3DQ

SHARMAN BURGESS

**Chapel House, High Street, Bicker, Boston,
Lincolnshire PE20 3DQ
£232,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having side entrance door, wood laminate flooring, radiator, double glazed window to side aspect, stairs rising to first floor landing, doors to cloakroom, sitting room/bedroom three, lounge and kitchen.

GROUND FLOOR CLOAKROOM

Having low level WC, pedestal wash hand basin, tiled splashbacks, wood laminate flooring, double glazed window to side aspect, radiator.

Having been rebuilt on the site of the former chapel house using the original reclaimed bricks is this well presented detached house. The accommodation in brief comprises an entrance hall, cloakroom, lounge, kitchen, sitting room/bedroom three to the ground floor, with two further double bedrooms and bathroom to the first floor. Further benefits include ample off road parking and low maintenance gardens all situated in the popular village of Bicker.



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SITTING ROOM/BEDROOM THREE

12' 10" x 11' 0" (3.91m x 3.35m)

Having double glazed window to side aspect, radiator, wood laminate flooring, TV aerial point.

LOUNGE

16' 0" x 11' 0" (4.88m x 3.35m)

Having two double glazed windows to side aspect, French doors leading to the rear garden, slate fireplace recess with electric fire and provisions for multi fuel burner, wall light points, radiator, TV aerial point, under stairs storage cupboard, wood laminate flooring.

KITCHEN

17' 9" (maximum measurement) x 9' 8" (5.41m x 2.95m)

Having double glazed windows to side and rear aspects, wall and base level storage units, areas of work surfaces, tiled splashbacks, inset composite one and a half bowl sinks and drainer unit with mixer tap, space and plumbing for automatic washing machine, space for standard height fridge freezer, integrated oven with electric hob and fume extractor above, wood laminate flooring, breakfast bar, radiator, door to side aspect, ground source boiler.

FIRST FLOOR LANDING

Having access to roof space, wood laminate flooring, double glazed window to side aspect.

BEDROOM ONE

17' 7" x 11' 10" (5.36m x 3.61m)

Having dual aspect double glazed windows to both sides of the property, wood laminate flooring, further access to roof space, radiator.



BEDROOM TWO

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

Having dual aspect double glazed windows to side and rear of the property, wood laminate flooring, radiator, built-in large cupboard.

BATHROOM

Having a three piece suite comprising a P shaped panelled bath with mixer tap and shower attachment and rainfall shower head over, low level WC, pedestal wash hand basin with tiled splashbacks, wall mounted heated towel rail, radiator, wood laminate flooring, extractor fan, ceiling mounted spotlights, double glazed window to side aspect.

EXTERIOR

The property benefits from a gravelled driveway which extends along the side of the property to the rear and provides ample off road parking. The rear garden comprises further gravelled areas and raised paved patio seating area. The rear garden is enclosed to the majority by a mixture of wall and fencing.

WORKSHOP/SHED

Of timber construction. Served by power and lighting.

SERVICES

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

REFERENCE

26593251/05082023/ARM



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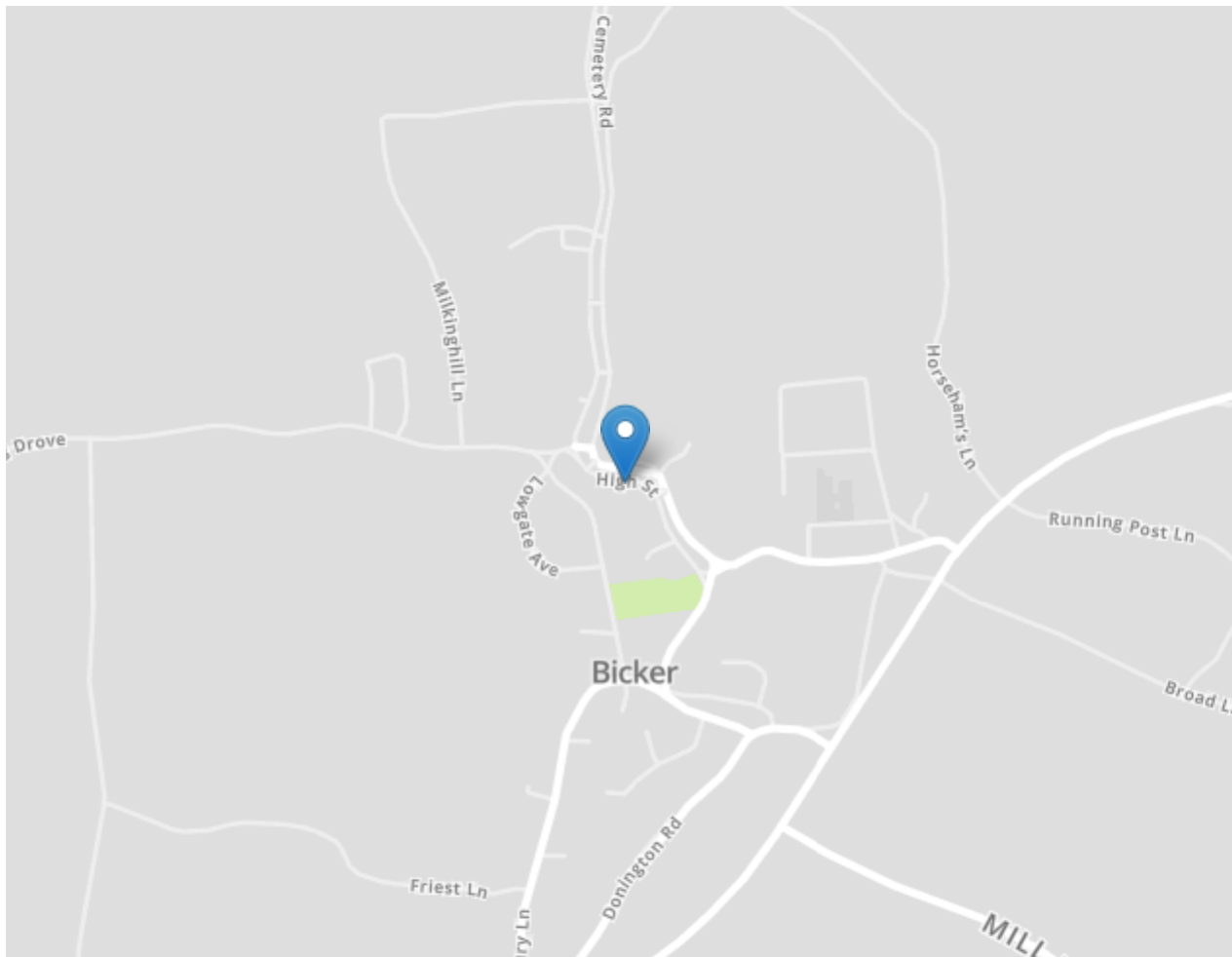
AGENT'S NOTES

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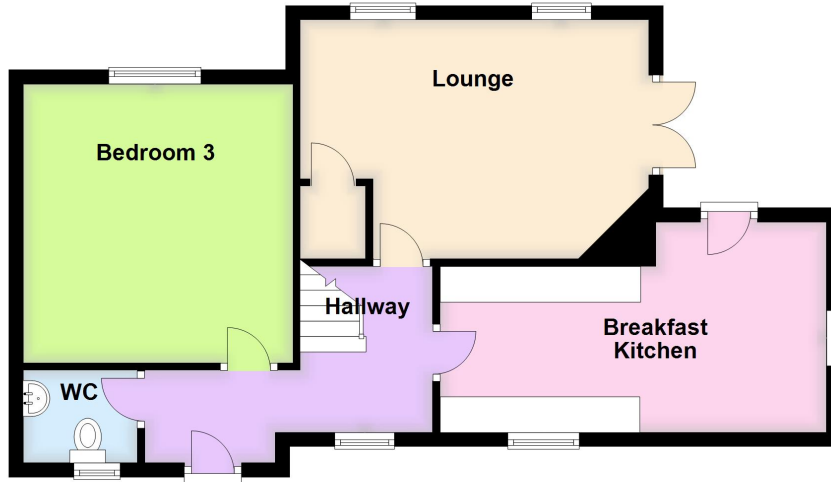
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

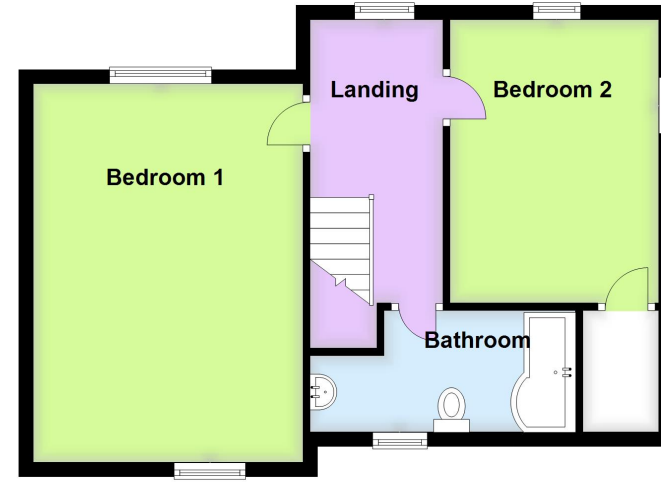


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Ground Floor
Approx. 56.0 sq. metres (602.8 sq. feet)



First Floor
Approx. 47.8 sq. metres (514.9 sq. feet)



Total area: approx. 103.8 sq. metres (1117.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	90
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	