



**SHARMAN
BURGESS** Est. 1996
FOR SALE
01205 361161

£149,950

23 Frithville Road, Sibsey, Boston, Lincolnshire PE22 0SR

SHARMAN BURGESS

**23 Frithville Road, Sibsey, Boston,
Lincolnshire PE22 0SR
£149,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With wall mounted electric heater, ceiling light point.

KITCHEN

10' 6" (maximum) x 7' 9" (maximum) (3.20m x 2.36m)

With roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob with illuminated fume extractor above, plumbing for washing machine, space for fridge freezer, plumbing for dish washer, coved cornice, ceiling mounted lighting, window to rear aspect.

A semi-detached bungalow situated in the popular village of Sibsey, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom. Further benefits include a good sized driveway, gardens to front and rear and uPVC double glazing to external windows and doors.



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LOUNGE

12' 5" (maximum) x 11' 5" (maximum) (3.78m x 3.48m)

With window to front aspect, electric heater, coved cornice, ceiling light point, fireplace with fitted inset and hearth and display surround with electric fire within.

BEDROOM ONE

11' 5" (maximum) x 10' 5" (maximum) (3.48m x 3.17m)

With window to front aspect, wall mounted electric heater, coved cornice, ceiling recessed lighting.

BEDROOM TWO

11' 4" (maximum) x 7' 6" (maximum) (3.45m x 2.29m)

With window to rear aspect, wall mounted electric heater, coved cornice, ceiling mounted lighting, access to roof space, airing cupboard with water cylinder and slatted linen shelving within.

BATHROOM

Being fitted with a three piece suite comprising WC, panelled bath with wall mounted electric shower above, pedestal wash hand basin, electric heated towel rail, extended tiled splashbacks, obscure glazed window, ceiling light point.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a large gravelled driveway which provides ample off road parking and hardstanding as well as vehicular access to the garage. There is a lawned front garden with flower and shrub borders. The driveway is served by outside lighting.

GARAGE

With double doors and windows.



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REAR GARDEN

The garden comprises lawned and paved areas and a concrete sectional outbuilding provides storage. The garden is enclosed to the majority by a mixture of fencing and hedging.

SERVICES

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

REFERENCE

25062024/27803541/VER



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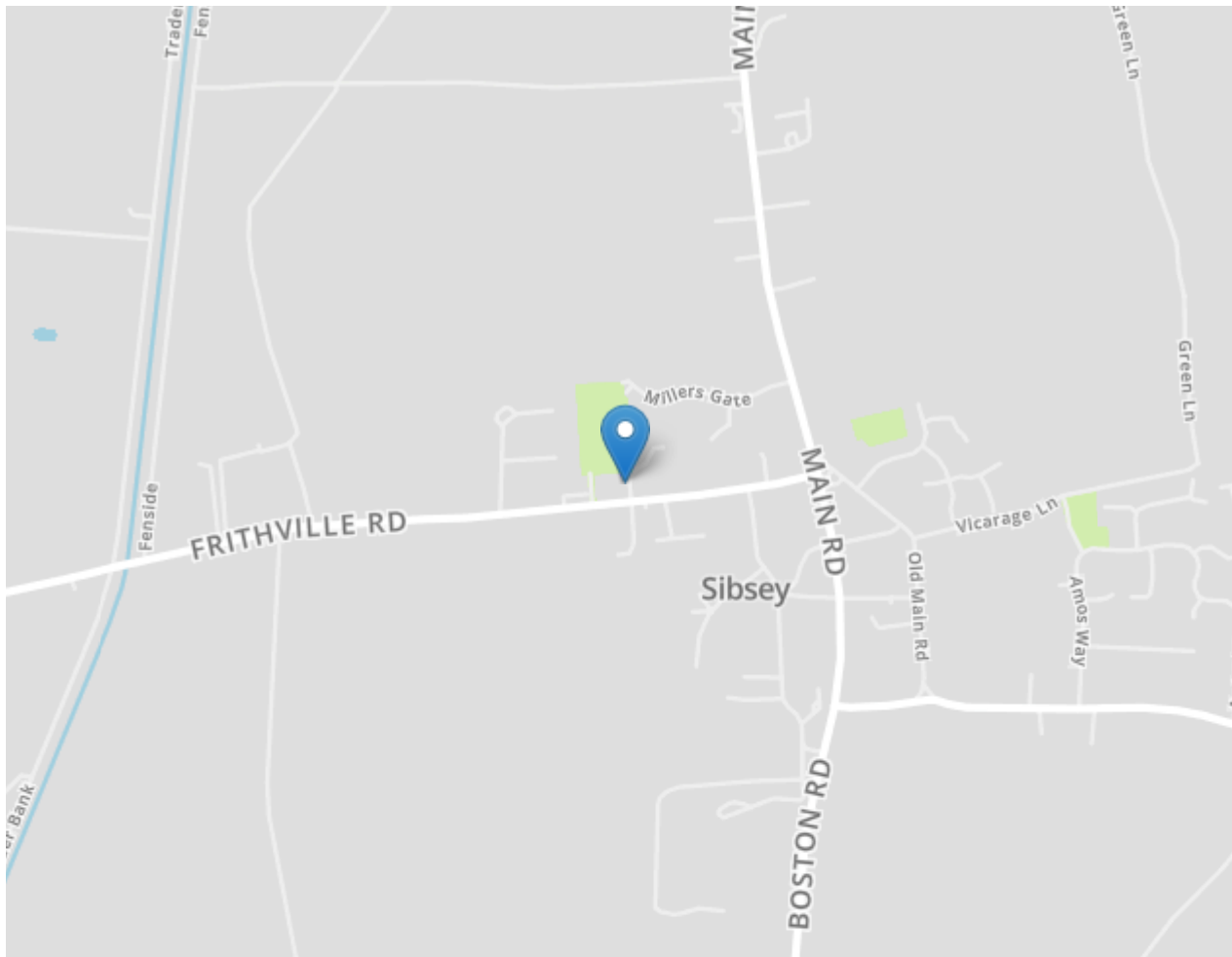
AGENT'S NOTES

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.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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.



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Ground Floor

Approx. 49.6 sq. metres (534.4 sq. feet)



Total area: approx. 49.6 sq. metres (534.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC