



£265,000

16 Sargeants Close, Sibsey, Boston, Lincolnshire PE22 0RU

SHARMAN BURGESS

**16 Sargeants Close, Sibsey, Boston,
Lincolnshire PE22 0RU
£265,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door with obscure glazed side panel, radiator, coved cornice, ceiling light point, wall mounted electric fuse box, staircase leading off.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC and wall mounted wash hand basin with tiled splashback, tiled floor, radiator, ceiling light point, obscure glazed window to side elevation.

An extremely well presented detached family home situated on a corner plot within the highly sought after village of Sibsey. Accommodation comprises an entrance hall, open plan lounge diner, good sized modern kitchen, conservatory with log burner, ground floor cloakroom, four bedrooms to the first floor, modern en-suite shower room to bedroom one and a family bathroom. Further benefits include a driveway, single garage, well maintained gardens, gas central heating and uPVC double glazing.



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LOUNGE DINER

19'0" x 16'7" (maximum taken into bay window) (5.79m x 5.05m)
Having feature bay window to front elevation, additional window to front elevation, radiator, coved cornice, two ceiling light points, TV aerial point, feature coal effect electric fireplace with fitted hearth and display surround.

KITCHEN

18'10" (maximum including archway) x 11'2" (5.74m x 3.40m)
Having counter tops with inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and eye level wall units, waist height integrated oven and grill, five ring gas hob with illuminated stainless steel fume extractor above, integrated dishwasher, space for American style fridge freezer, ceiling mounted lighting, concealed gas central heating boiler, tiled flooring, radiator, coved cornice, windows through to conservatory, door through to: -

CONSERVATORY

15'10" x 12'1" (4.83m x 3.68m)
Of brick and uPVC double glazed construction with polycarbonate roof. Having French doors leading out to the garden, served by power and lighting, feature fitted log burner (to be included in the sale).

FIRST FLOOR LANDING

Having window to side elevation, ceiling light point, radiator, built-in airing cupboard housing the hot water cylinder, access to loft space which is part boarded and served loft ladder and light.

BEDROOM ONE

11'3" (maximum) x 11'0" (3.43m x 3.35m)
Having window to front elevation, radiator, ceiling light point, door to: -



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a modern three piece suite comprising shower cubicle with wall mounted mains fed shower with additional hand held shower attachment within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, obscure glazed window to side elevation, electric shaver point, heated towel rail, ceiling recessed lighting, extractor fan.

BEDROOM TWO

11' 3" x 10' 2" (3.43m x 3.10m)

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

BEDROOM THREE

10' 1" x 7' 6" (3.07m x 2.29m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM FOUR

7' 6" x 7' 9" (2.29m x 2.36m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising bath with mixer tap and hand held shower attachment, pedestal wash hand basin, WC, heated towel rail, ceiling light point, extractor fan, obscure glazed window to side elevation.

EXTERIOR

The property sits on a corner plot and vehicular access is via double gates to the rear, leading to a gravelled driveway which provides off road parking and access to the single garage. The front garden is laid to lawn and interspersed with plants and shrubs. Side gated access leading to the side entrance door and side and rear gardens, which are laid predominantly to a shaped lawn and well stocked flower and shrub borders. There is an additional gravelled hardstanding area providing seating space. The gardens are enclosed by a mixture of wall and fencing and served by outside tap and lighting.

DETACHED SINGLE GARAGE

Of brick and tiled construction. Having up and over door, served by power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

13102025/29610914/RIC



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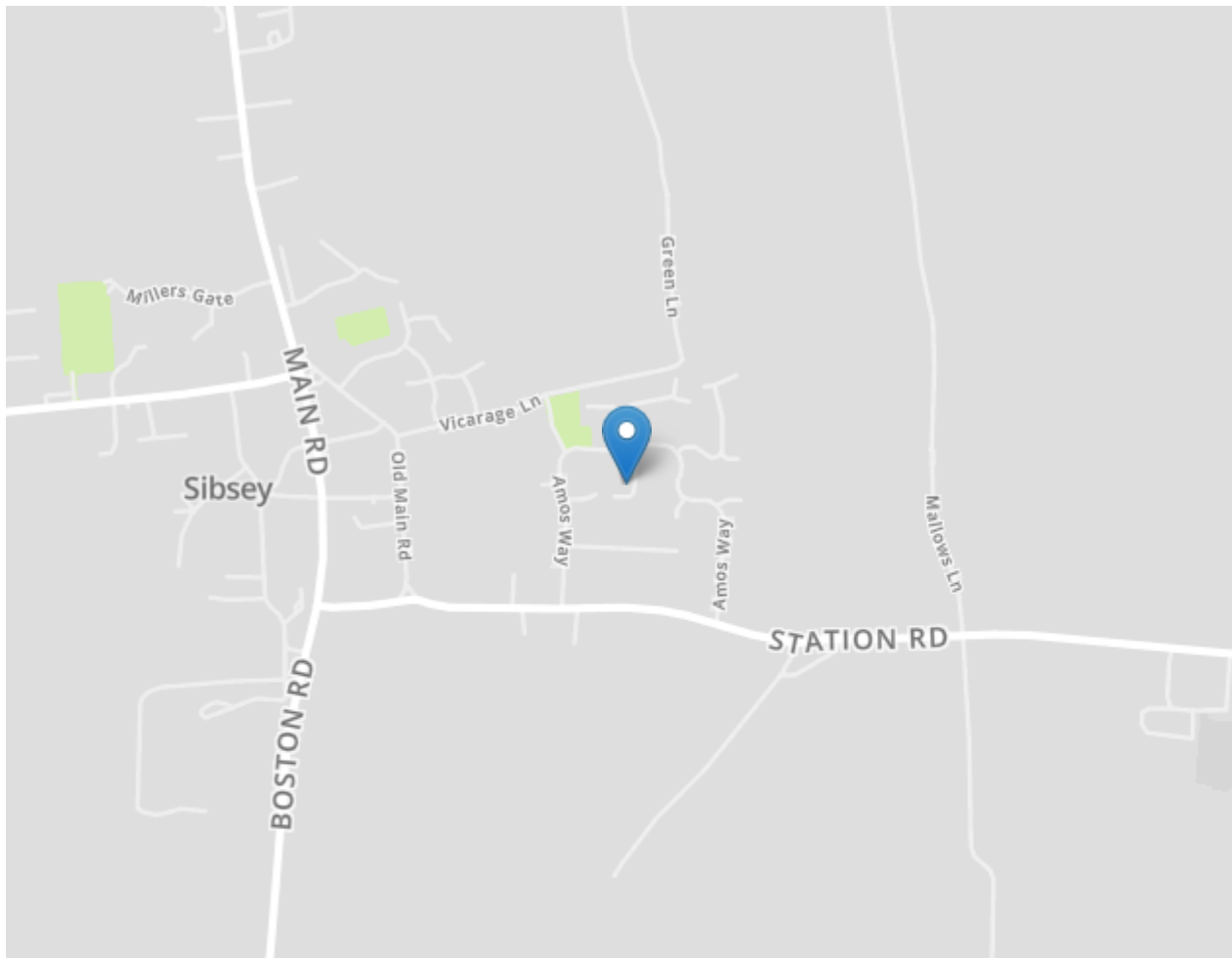
AGENT'S NOTES

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.

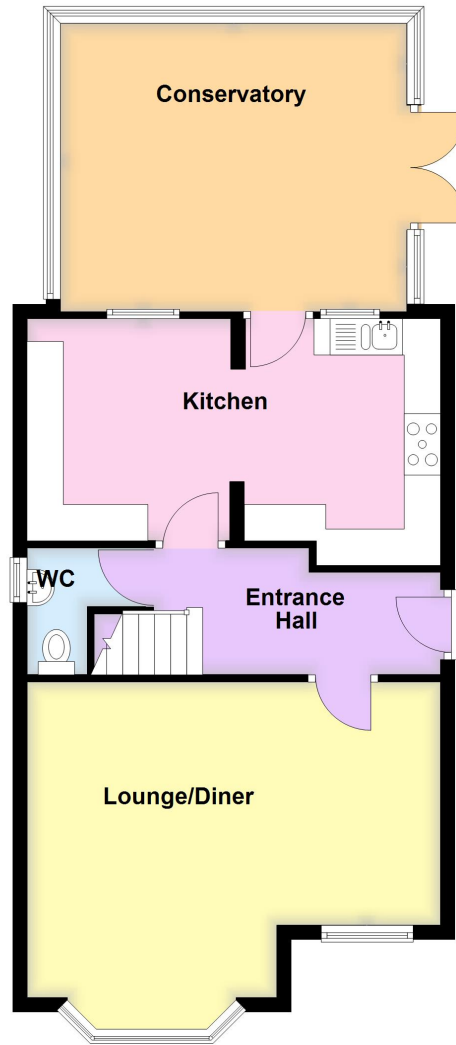
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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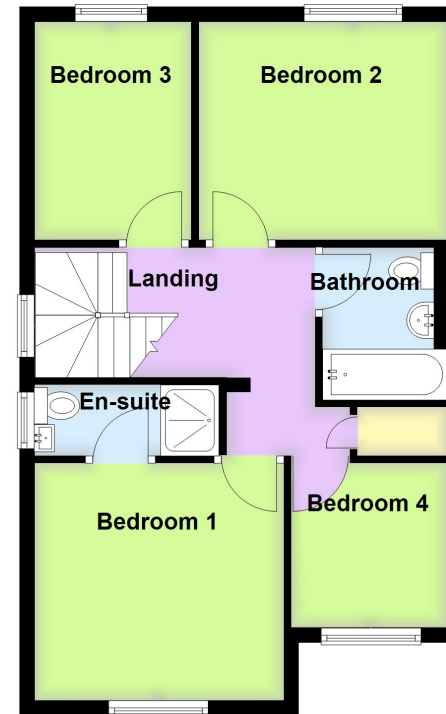
Ground Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 121.9 sq. metres (1311.6 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	73	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive		

EU Directive 2002/91/EC