



**£530,000**

Greenways, Low Road, Wyberton, Boston, Lincolnshire PE21 7AP

**SHARMAN BURGESS**

**Greenways, Low Road, Wyberton, Boston,  
Lincolnshire PE21 7AP  
£530,000 Freehold**

**ACCOMMODATION**

**LARGE OPEN PLAN LIVING SPACE**

Having front entrance door and comprising: -

**ENTRANCE AREA**

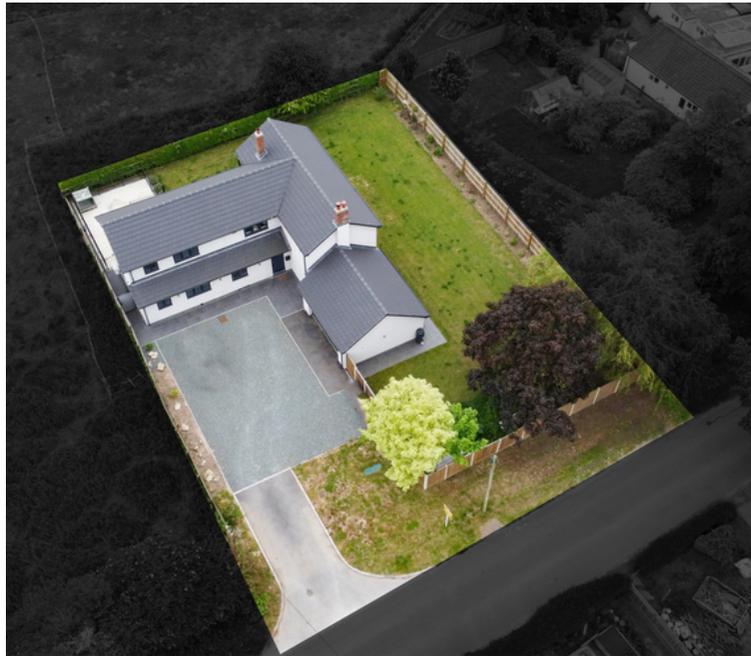
20' 9" x 8' 3" (6.32m x 2.51m)

Staircase rising to first floor landing, tiled floor, radiator, ceiling recessed lighting, window to side aspect, under stairs storage cupboard.

**GROUND FLOOR SHOWER ROOM**

Having a modern two piece suite and walk-in shower area. With wall mounted mains fed shower, push button WC, wall mounted wash hand basin with mixer tap and storage beneath, tiled floor, fully tiled walls to shower area, walls tiled to approximately half height to the remainder. Radiator, ceiling recessed lighting, window to front aspect, extractor fan.

Having been extended, altered, and improved by the current vendor to provide high standard living accommodation situated in a great position with views over paddock and pastureland. Upon entering, you find a large open plan living space with both dining and kitchen areas. The kitchen has integrated appliances, a 'Quooker' tap providing instant boiling water and an induction hob. This whole area is served with a log burner that also heats the living room/lounge that sits on the other side of the chimney breast. There is also a more private snug which also has its own log burner. The ground floor layout also provides a utility room, rear entrance/boot room and a shower room. To the first floor, you will find a spacious main bedroom suite complete with dressing room, beautiful en-suite and air conditioning to the bedroom. There are two further large double bedrooms with en-suite facilities to the second bedroom, and a four piece family bathroom. Outside is a generous driveway giving access to the double garage, with electric doors, and gardens that sit to both the side and rear of the property. The property is served with gas central heating, double glazing with fitted blinds set within each window. The only way to fully appreciate the position and condition of this beautiful home is by booking to view.



**SHARMAN BURGESS**



### OPEN PLAN KITCHEN DINING AREA

30' 5" x 17' 4" (9.27m x 5.28m) (both maximum measurements)  
This section of the property incorporates both dining and kitchen areas with the tiled flooring matching that in the entrance area. The kitchen benefits from low profile work surfaces, inset double double sink with 'Quooker' mixer tap and rinser providing instant boiler water, range of fitted base level units, pan drawers and matching eye level wall units. Integrated appliances include a fridge, dishwasher, twin waist height ovens and grills, five ring induction hob and fume extractor above. The kitchen area also benefits from a breakfast bar, dual aspect windows to the front and rear of the property, ceiling recessed lighting, wall mounted radiator. The dining section benefits from a radiator, ceiling recessed lighting, two way log burner which also serves the living room and sliding patio doors opening to the rear patio.

### LIVING ROOM

14' 9" x 11' 9" (4.50m x 3.58m)  
Having window to side aspect, tiled floor, ceiling recessed lighting, TV aerial point, wiring for satellite TV.

### UTILITY ROOM

7' 2" x 7' 4" (2.18m x 2.24m)  
Having low profile work surface with matching upstand, plumbing for automatic washing machine, space for condensing tumble dryer, space for American style fridge freezer, base level storage units, built-in larder style unit and wall mounted unit all matching that of the kitchen. Tiled floor, ceiling recessed lighting, window to front aspect, concealed Worcester gas central heating boiler. Door to: -



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#### REAR ENTRANCE LOBBY

9' 6" x 6' 10" (2.90m x 2.08m)

Having tiled floor, window to side aspect, ceiling recessed lighting, door leading to dog run.

#### SNUG

14' 9" x 11' 9" (4.50m x 3.58m)

Having window to side aspect, radiator, ceiling recessed lighting, TV aerial point, inset wall mounted log burner.

#### FIRST FLOOR LANDING

Having window to side aspect, radiator, ceiling recessed lighting, built-in airing cupboard housing the hot water cylinder.

#### MAIN BEDROOM SUITE

Comprising: -

#### DRESSING AREA

13' 1" x 6' 8" (minimum measurement to built-in wardrobes) (3.99m x 2.03m)

Having window to front aspect, ceiling recessed lighting, wall mounted radiator, large range of fitted wardrobes to one wall with hanging rails and shelving within. Open plan to: -

#### BEDROOM

20' 10" x 14' 5" (6.35m x 4.39m) (both maximum measurements)

Having dual aspect windows to both the front and rear of the property, ceiling recessed lighting, wall mounted air conditioning unit, radiator, access to roof space.



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#### EN-SUITE BATHROOM

9' 2" x 7' 10" (2.79m x 2.39m) (both maximum measurements)

Having a four piece suite comprising free standing stone bath with mixer tap and hand held shower attachment, walk-in shower area with fitted shower screen, wall mounted deluge shower head and hand held shower attachment. WC with concealed cistern, wash hand basin with mixer tap and storage beneath, tiled floor, tiled splashbacks, wall mounted heated illuminated mirror, electric shaver point, ceiling recessed lighting, heated towel rail, window to rear aspect.

#### BEDROOM TWO

14' 9" x 11' 9" (4.50m x 3.58m) (both maximum measurements)

Having window to side aspect, radiator, ceiling recessed lighting.

#### EN-SUITE SHOWER ROOM

Having a three piece suite comprising bush button WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted Aqualisa shower and fitted shower screen, tiled floor, fully tiled walls, ceiling light point, extractor fan.

#### BEDROOM THREE

14' 10" x 11' 10" (4.52m x 3.61m) (both maximum measurements)

Having window to side aspect, radiator, ceiling recessed lighting.

#### FAMILY BATHROOM

13' 0" x 5' 5" (3.96m x 1.65m)

Having a free standing bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap and storage beneath, double shower cubicle with ceiling mounted deluge shower head, fitted shower screen and tiling within. The remaining walls are tiled to approximately half height, tiled floor, heated towel rail, ceiling recessed lighting, wall mounted heated illuminated mirror, window to rear aspect, extractor fan.



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### EXTERIOR

The property is situated on a large plot and approached via a driveway which provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the double garage. The majority of the gardens are situated to the side and rear of the property and comprises large sections of lawn with flower and shrub borders. A paved pathway extends around the property itself and leads to a paved patio seating area which provides entertaining space. There is a separate wrought iron fenced area with concrete flooring providing a low maintenance dog run. The gardens are fully enclosed by a mixture of fencing and hedging. The grounds are served by power and external tap.

### DOUBLE GARAGE

20' 7" x 18' 4" (6.27m x 5.59m)

Having electric up and over doors, served by power and lighting, window, personnel door leading to the garden.

### AGENTS NOTE

Prospective purchasers should be aware that the property has been greatly altered, extended and improved to a high standard by the current vendors to provide high quality living accommodation, with exceptional fixtures and fittings throughout. Viewing of the property is essential to not only appreciate the property itself but also the location which enjoys views over open paddock land to the rear.

### SERVICES

Mains water, electricity and gas are connected to the property. Drainage is to a private system.

### REFERENCE

26164447/19052023/FOX



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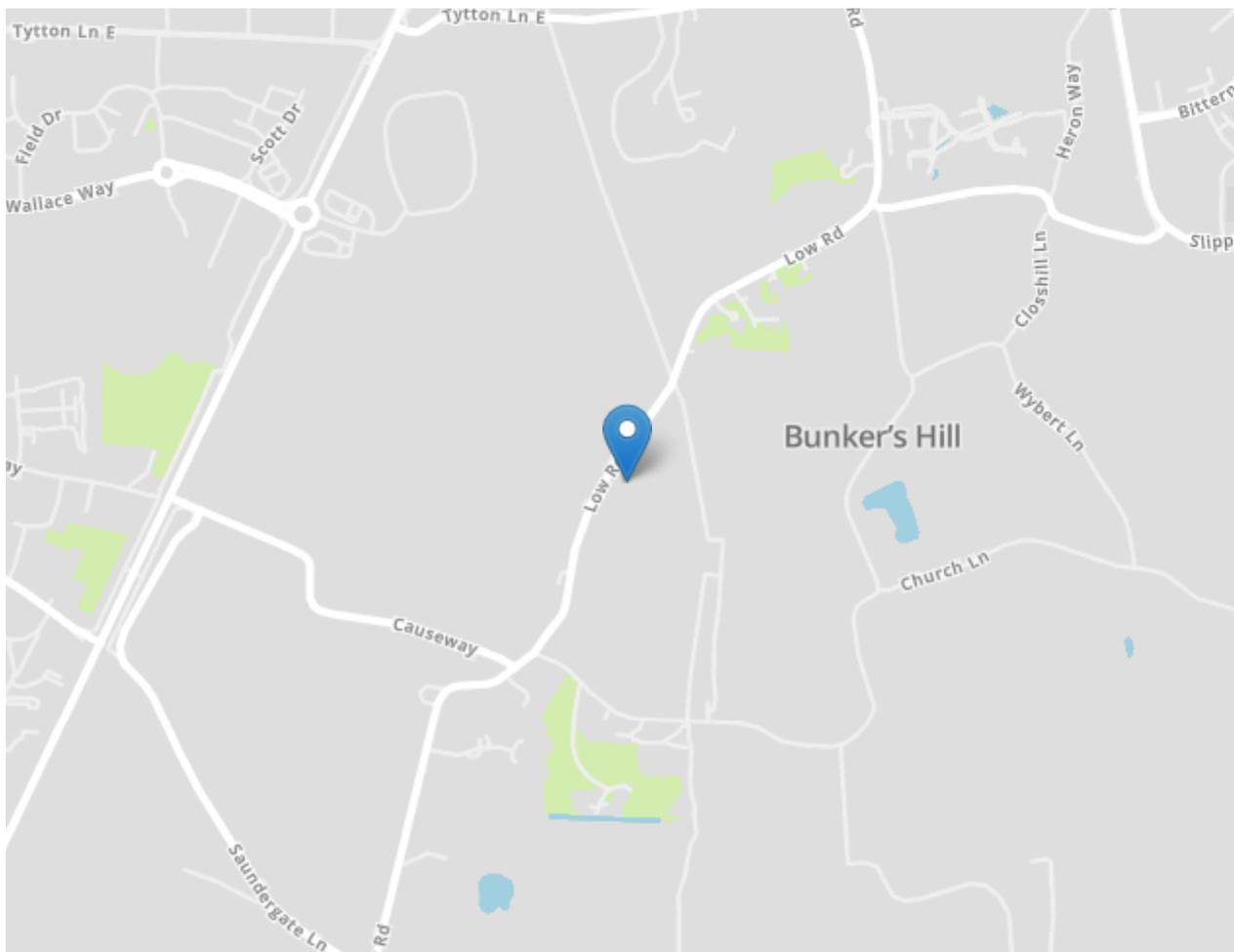
## AGENT'S NOTES

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.



**SHARMAN BURGESS**

**Ground Floor**  
Approx. 102.0 sq. metres (1097.8 sq. feet)



**First Floor**  
Approx. 94.5 sq. metres (1017.2 sq. feet)



Total area: approx. 196.5 sq. metres (2114.9 sq. feet)



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