



**£149,950**

6 Vine Crescent, Wyberton, Boston, Lincolnshire PE21 7BD

**SHARMAN BURGESS**

**6 Vine Crescent, Wyberton, Boston,  
Lincolnshire PE21 7BD  
£149,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door, window to side aspect, radiator, staircase leading off, ceiling light point.

**LOUNGE**

12' 9" (maximum) x 12' 4" (maximum) (3.89m x 3.76m)

With window to front aspect, radiator, ceiling light point, gas fireplace with display surround, door through to: -

A three bedroomed semi detached property with a large garden in need of modernisation and improvement throughout, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner, ground floor WC, three bedrooms to the first floor and a bathroom. Further benefits include a driveway, large rear garden and great scope and potential to improve.



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### **KITCHEN DINER**

15' 9" (maximum) x 8' 9" (maximum) (4.80m x 2.67m)  
 Also with door from entrance hall. Having stainless steel sink with double drainer, base level storage units, drawer units, plumbing for automatic washing machine, space for standard height fridge or freezer, window to rear aspect, radiator, two ceiling light points, obscure glazed door leading to: -

### **BUILT-IN PANTRY**

With light point within, electric fuse box and Glow Worm central heating boiler.

### **LOBBY AREA**

With WC, radiator, open plan through to closed fronted car port.

### **FIRST FLOOR LANDING**

With window to side aspect, access to roof space, ceiling light point.

### **BEDROOM ONE**

12' 8" (maximum) x 10' 10" (maximum) (3.86m x 3.30m)  
 With window to front aspect, ceiling light point.

### **BEDROOM TWO**

11' 0" (maximum) x 8' 9" (maximum) (3.35m x 2.67m)  
 With window to rear aspect, ceiling light point.

### **BEDROOM THREE**

7' 10" (maximum including stair bulkhead) x 7' 5" (maximum including stair bulkhead) (2.39m x 2.26m)  
 With window to front aspect, ceiling light point.



**SHARMAN  
 BURGESS** Est 1996

### BATHROOM

Being fitted with a panelled bath with wall mounted electric shower above, pedestal wash hand basin, push button WC, two obscure glazed windows, two ceiling light points.

### EXTERIOR

To the front, the property has a dropped kerb leading to a tarmac driveway which provides off road parking as well as vehicular access to the:-

### ENCLOSED CAR PORT

31' 0" (maximum internal measurement taken at the longest point) x 14' 6" (maximum internal measurement taken at the widest point) (9.45m x 4.42m)

With roller door, obscure glazed personnel door to side aspect, polycarbonate roof, windows, door to rear garden.

### REAR GARDEN

The garden is predominantly laid to lawn and enclosed by a mixture of hedging and fencing.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

03072024/27874154/WOO



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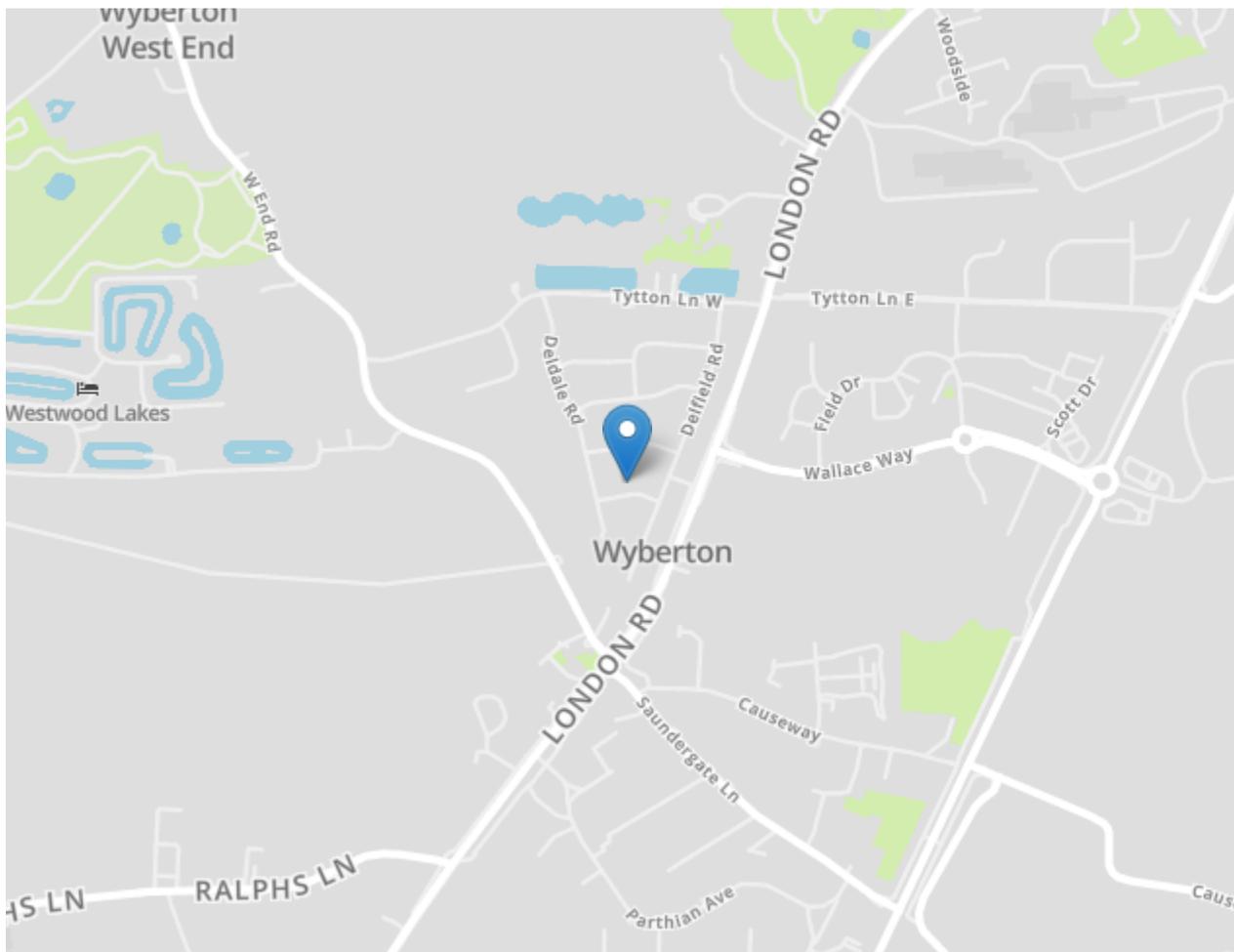
## AGENT'S NOTES

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.

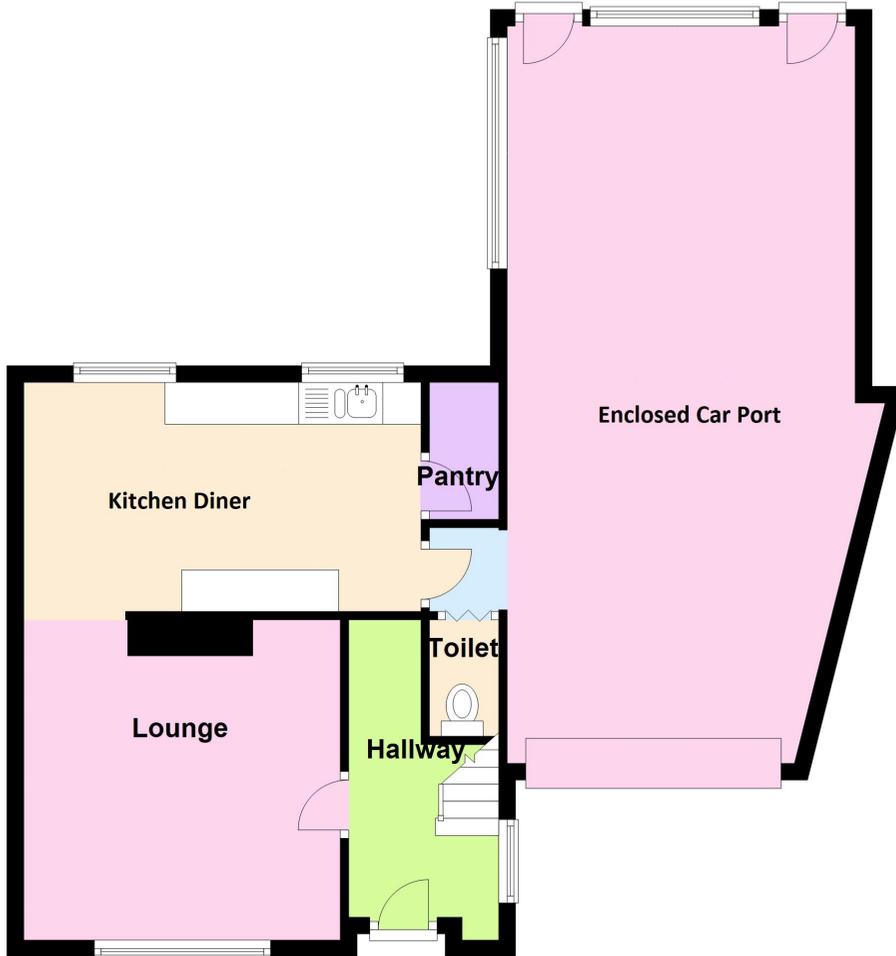
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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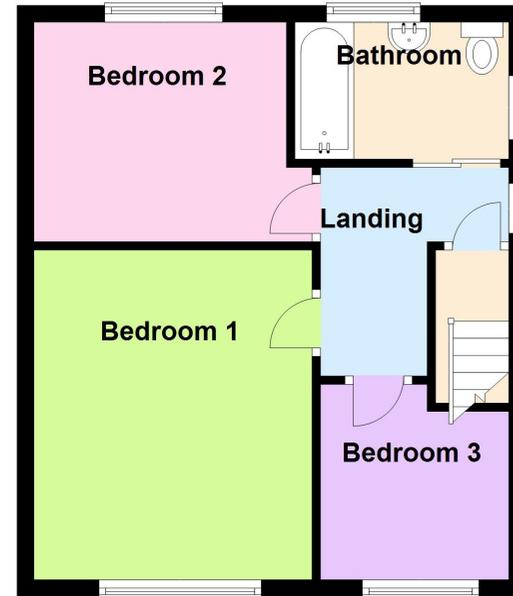
### Ground Floor

Approx. 73.9 sq. metres (795.8 sq. feet)



### First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 111.6 sq. metres (1201.8 sq. feet)



t: 01205 361161  
 e: sales@sharmanburgess.com  
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC