



**£169,950**

6 Wythes Lane, Fishtoft, Boston, Lincolnshire PE21 9RY

**SHARMAN BURGESS**

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PE21 9RY  
£169,950 Freehold**

**ACCOMMODATION**

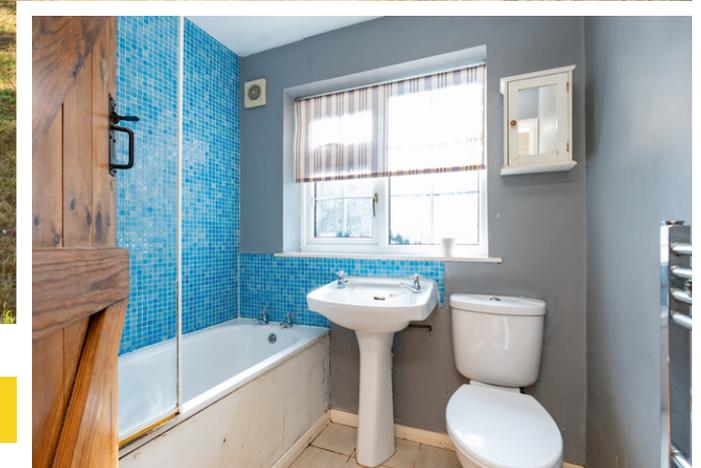
**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase leading off, ceiling light point.

**GROUND FLOOR BATHROOM**

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, bath with wall mounted electric shower above and fitted shower screen, obscure glazed window to side elevation, extractor fan, ceiling light point, access to loft space.

A semi-detached property situated on a large plot and enjoying open views to the front and rear, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, ground floor bathroom, lounge, kitchen diner and three bedrooms to the first floor. Further benefits include a driveway providing ample off road parking, gas central heating. Requiring some modernisation and improvement but providing great scope and potential for further alteration or extension (s.t.p.p).



**SHARMAN BURGESS**



### LOUNGE

13' 11" (maximum) x 12' 6" (maximum into chimney breast)  
(4.24m x 3.81m)

With window to front elevation, exposed wooden floor, radiator, coved cornice, ceiling light point, living flame coal effect gas fireplace with tiled hearth and exposed brickwork surround, fitted book shelves to left hand side of chimney breast.

### INNER LOBBY

With under stairs storage cupboard, obscure glazed window to side elevation, ceiling light point.

### KITCHEN

16' 3" x 8' 9" (4.95m x 2.67m)

Having counter tops, stainless steel sink and drainer with mixer tap, base level storage units with drawers and additional wall units, integrated oven and grill, four ring gas hob with tiled splashback and illuminated stainless steel fume extractor above, space for standard height fridge or freezer, plumbing for automatic washing machine, wood effect laminate flooring, radiator, three ceiling light points, obscure glazed window to side elevation, wall mounted Ideal combination central heating boiler.

### FIRST FLOOR LANDING

Having window to side elevation, access to loft space, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### **BEDROOM ONE**

12' 7" (maximum into recess) x 8' 9" (3.84m x 2.67m)

Having window to front elevation, radiator, ceiling light point, exposed wooden floor, built-in wardrobe with hanging rail within. Further walk-in linen cupboard with window to front elevation, slatted linen shelving and wall mounted coat hooks within.

### **BEDROOM TWO**

13' 2" x 8' 1" (4.01m x 2.46m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, exposed wooden flooring.

### **BEDROOM THREE**

8' 11" x 6' 11" (2.72m x 2.11m)

Having window to rear elevation, exposed wooden floor, dado rail, coved cornice, ceiling light point.

### **EXTERIOR**

To the front, the property has a driveway which provides ample off road parking and hardstanding. There is also a lawned front garden.

To the rear, the property benefits from a large garden which is predominantly laid to sections of lawn, interspersed by a variety of trees and shrubs. The garden is enclosed to the majority with a mixture of fencing and hedging.

The property enjoys views over open farmland to both the front and rear.

### **SERVICES**

Mains gas, electricity, water and drainage are connected.

### **REFERENCE**

10032026/30088011/BOL



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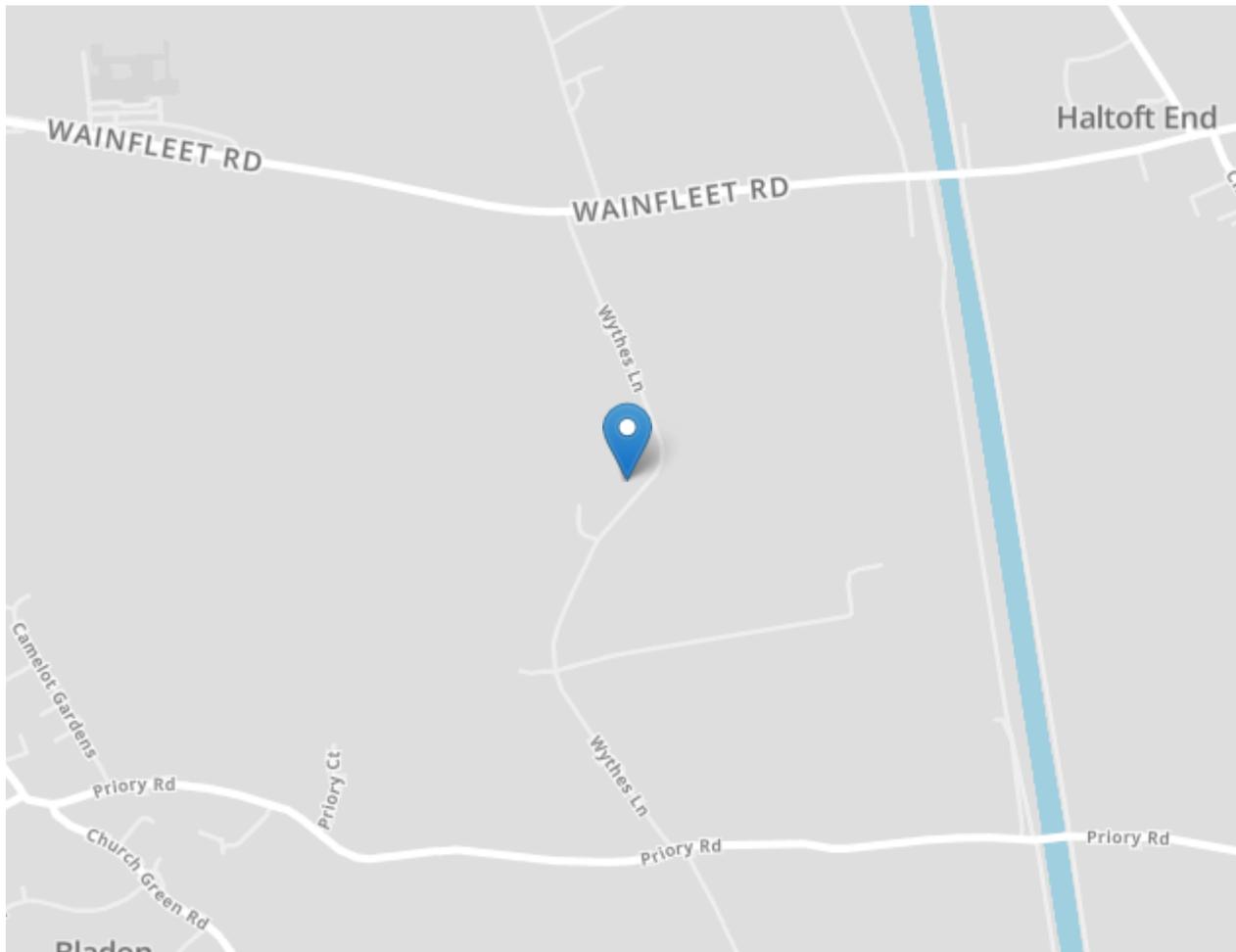
## AGENT'S NOTES

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. 38.1 sq. metres (409.8 sq. feet)



## First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 72.3 sq. metres (778.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	