



£270,000

47 Littlemoor Lane, Sibsey, Boston, Lincolnshire PE22 0TU

SHARMAN BURGESS

**47 Littlemoor Lane, Sibsey, Boston,
Lincolnshire PE22 0TU
£270,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

6' 6" x 4' 0" (1.98m x 1.22m)

With feature exposed brick wall and a fully glazed door leading into the entrance hall.

ENTRANCE HALL

With a tiled floor, radiator, doors to the lounge, kitchen and cloakroom.

CLOAKROOM

With double glazed window to the rear aspect, continuation of the tiled flooring and a low level WC.

A spacious and well presented 2/3 bedroom detached bungalow, occupying a good sized plot with gardens to the front, side and rear, ample off road parking and with accommodation in brief comprising an entrance porch, entrance hall, lounge, cloakroom, 20ft 9in kitchen diner, three bedrooms, shower room and an inner hallway.



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KITCHEN DINER

20' 9" x 11' 0" (6.32m x 3.35m)

With a wide range of wall and base level units, work surfaces and one and a half bowl inset composite sink and drainer unit with mixer tap over, tiled splashbacks, space for dishwasher, space and plumbing for automatic washing machine, space for fridge freezer, space for cooker with glass splashback and stainless steel extractor flume over, continuation of the tiled flooring, radiator, TV connection point, double glazed window to side aspect, double glazed patio doors to rear aspect and ceiling recessed spotlights.

LOUNGE

16' 7" x 11' 1" (5.05m x 3.38m)

With a double glazed window to front aspect, coved ceiling, wood laminate flooring, electric fireplace with tiled hearth and provision for gas fire. Wall lights points, radiator, TV aerial point and glazed door leading to the inner hallway.

INNER HALL

With wood laminate flooring, doors to bedrooms one and two and door to shower room.

BEDROOM ONE

20' 0" (maximum measurement) x 11' 10" (6.10m x 3.61m)

With double glazed window to rear aspect, radiator and access to roof space.

BEDROOM TWO

9' 10" x 8' 11" (3.00m x 2.72m)

With wood laminate flooring, double glazed window to front aspect, radiator and archway to bedroom three.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

10' 2" x 9' 3" (3.10m x 2.82m)

With double glazed window to front aspect, radiator, TV aerial point and continuation of the wood laminate flooring.

SHOWER ROOM

With a modern three piece suite comprising a shower cubicle with electric shower within, low level WC with concealed cistern, wash hand basin inset to vanity unit, wall mounted heated towel rail, fully tiled walls, tiled flooring, extractor fan and a double glazed window to the side aspect.

EXTERIOR

The property is situated on a good sized plot with a concrete driveway to the front of the property which provides off road parking and vehicular access to the garage. The front garden benefits from two shaped lawns, with low level hedgerow to one side and partially enclosed by fencing and brick wall. There is a wrought iron gate which leads through to the rear garden and a timber gate to the rear of the property. The side and rear gardens are predominantly laid to lawn, with gravelled borders and are enclosed by timber fencing and brick wall. There is a paved patio seating area with timber pergola and a timber garden shed to the rear of the garden with concrete hardstanding. The property also benefits with open field views to the rear.

SINGLE GARAGE

With up and over door.

SERVICES

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

REFERENCE

280322/STA



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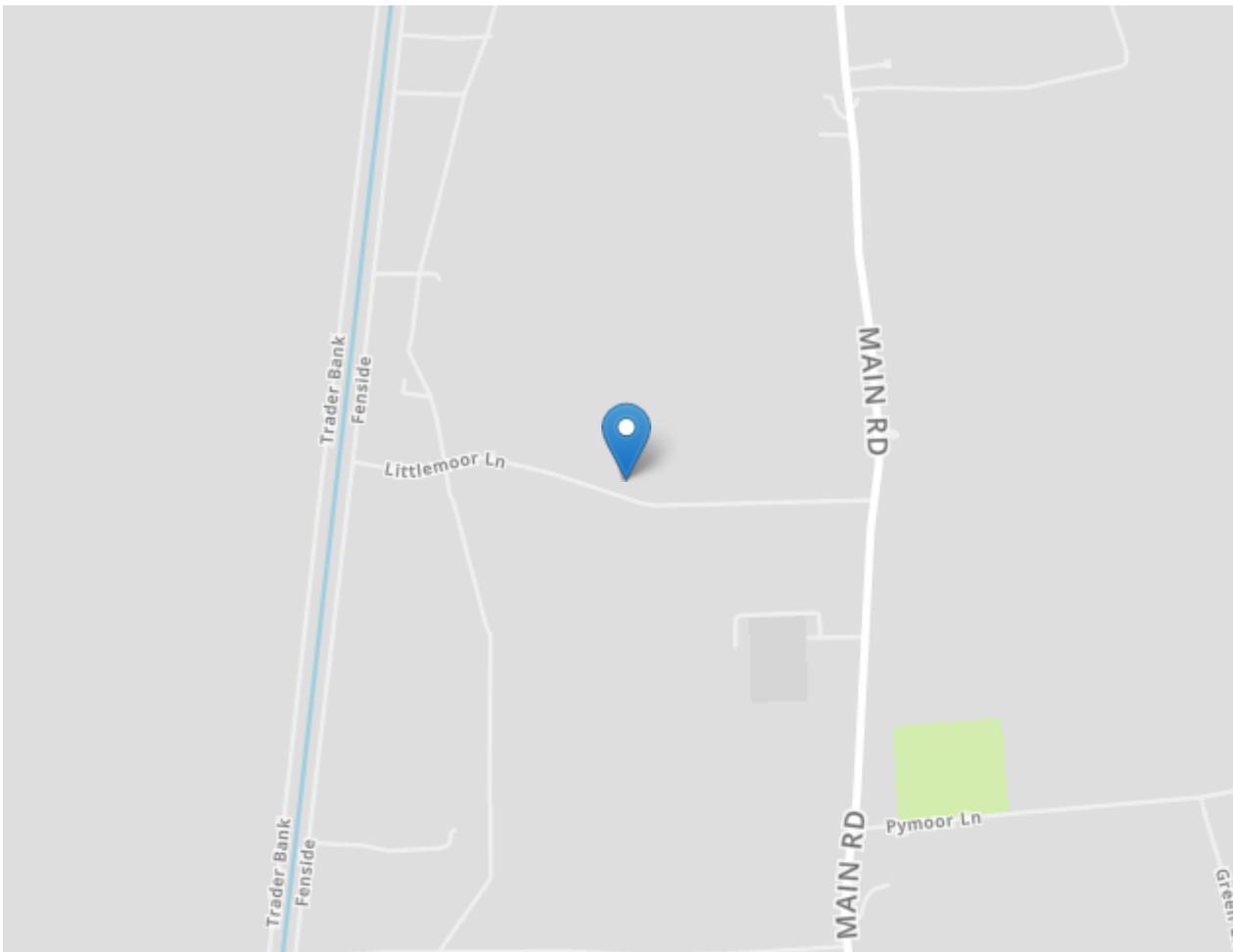
AGENT'S NOTES

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.

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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 Â£100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 105.0 sq. metres (1130.4 sq. feet)



Total area: approx. 105.0 sq. metres (1130.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	