



£225,000

54 West End Road, Wyberton, Boston, Lincolnshire PE21 7LS

SHARMAN BURGESS

**54 West End Road, Wyberton, Boston,
Lincolnshire PE21 7LS
£225,000 Freehold**

ACCOMMODATION

With rear entrance door leading into the entrance area.

ENTRANCE AREA

10' 6" x 6' 4" (3.20m x 1.93m) (both maximum measurements)
With the current vendors using this particular space to place a gas Range cooker and a twin height fridge freezer. There is also plumbing for an automatic washing machine, tiled floor, fully tiled walls, ceiling light point, dual aspect windows to the front and side of the property, built-in cloak cupboard providing storage.

KITCHEN DINER

19' 6" x 10' 4" (maximum measurement) (5.94m x 3.15m)
With roll edge work surfaces with inset one and half bowl ceramic sink and drainer unit with mixer tap, range of base level storage



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units, further drawer units and matching eye level wall units, integrated dishwasher, integrated oven and grill, four ring electric hob with stainless steel fume extractor above, dual aspect windows to the front and side of the property, two radiators, built-in larder cupboard, ceiling light point to dining area and ceiling mounted strip light to the kitchen area.

LOUNGE

19' 7" x 12' 8" (5.97m x 3.86m)

With windows to the side aspect, double doors leading to the front aspect, radiator, ceiling light point, TV aerial point, wiring for satellite TV, fitted wood burner with stone hearth and tile surround.

INNER HALLWAY

With ceiling light point, wall mounted central heating thermostat, radiator, built-in linen cupboard housing the Glow Worm gas central heating combi boiler.

BEDROOM ONE

14' 10" x 9' 5" (4.52m x 2.87m)

With window to side aspect, radiator, wall mounted lighting, built-in twin double wardrobes with hanging rails and shelving within.

OFFICE

13' 7" x 8' 1" (4.14m x 2.46m)

With window to side aspect, radiator and ceiling light point. In the Agents opinion, this particular space lends itself to the potential use of an independent third bedroom with the installation of a stud wall (s.t.p.p).



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

15' 1" x 10' 8" (4.60m x 3.25m)

With window to side aspect, radiator, ceiling light point, French doors leading to the rear garden.

SHOWER ROOM

8' 7" x 8' 0" (2.62m x 2.44m)

With a modern fitted suite with shower area with wall mounted mains fed shower and hand held shower attachment and fitted screen, push button WC, wash hand basin with mixer tap and vanity unit, tiled floor, fully tiled walls, ceiling recessed lighting, extractor fan, two heated towel rail, two obscure glazed windows.

EXTERIOR

To the front, the property is approached over a large driveway which provides ample off road parking and hardstanding, with a good sized lawned front garden. To the left had side of the bungalow, gated access leads to an area of granite gravelled hardstanding, where the vendor currently houses a greenhouse, timber shed and log store. There is also access to the single garage. To the right hand side of the bungalow, gated access leads round to the rear garden.

SINGLE GARAGE

18' 2" x 15' 4" (5.54m x 4.67m)

With up and over door, served by power and lighting, personnel door to rear garden.

REAR GARDEN`

Being laid to low maintenance Indian Sandstone paving which provides seating space, The garden is fully enclosed by fencing and is served by outside power and lighting.

AGENTS NOTE

Potential purchasers should be aware that the property is believed to be of non-standard construction (timber framed). Potential purchasers requiring finance are advised to speak to their chosen lender as to their specific borrowing requirements on properties of this type of construction.

SERVICES

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

REFERENCE

120522/LAM



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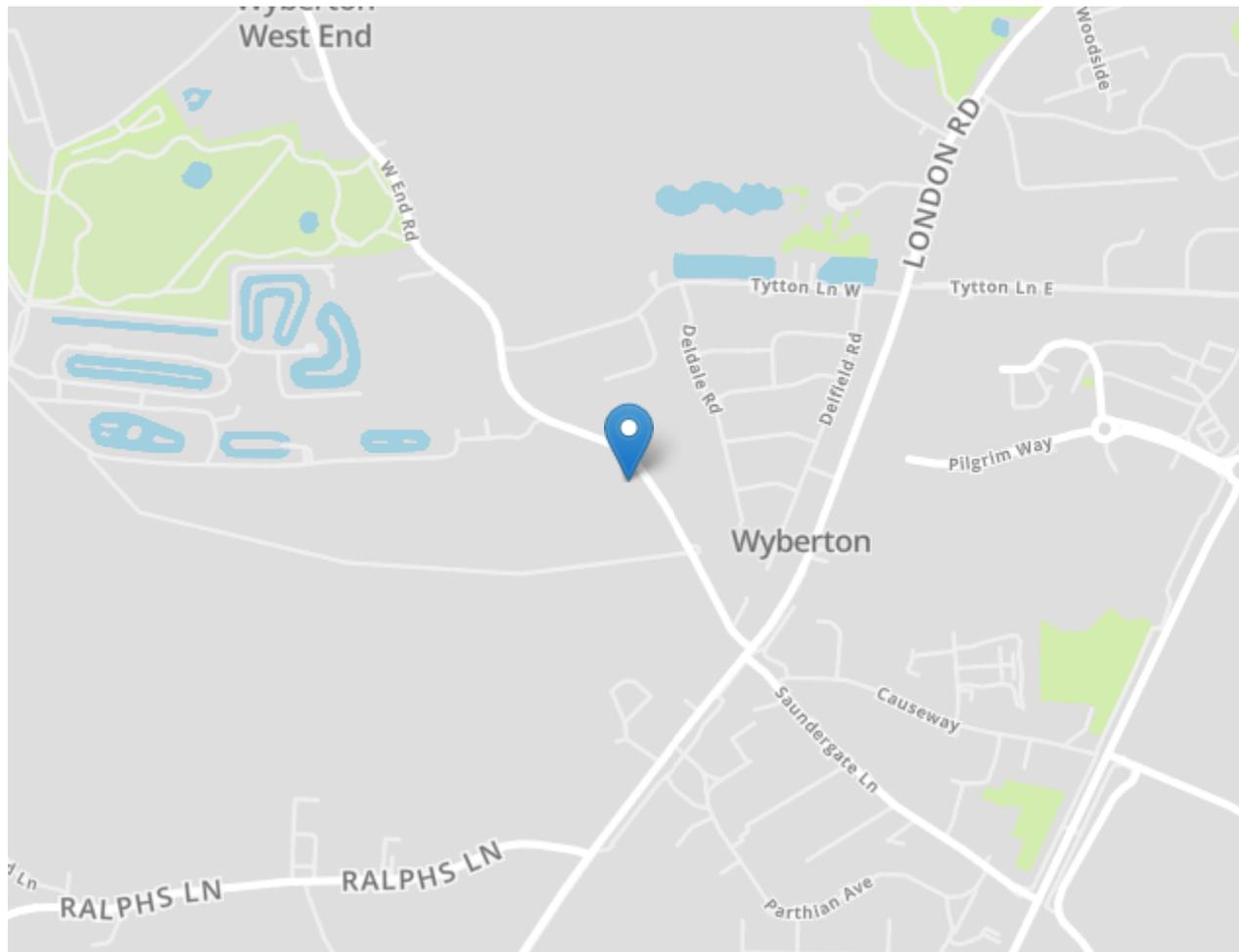
AGENT'S NOTES

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



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Ground Floor
Approx. 120.3 sq. metres (1295.0 sq. feet)



Total area: approx. 120.3 sq. metres (1295.0 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		84
(69-80)	C	71	
(55-68)	D		
(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	