



£315,000

The Elders, Vicarage Lane, Sibsey, Boston, Lincolnshire PE22 0RT

SHARMAN BURGESS

**The Elders, Vicarage Lane, Sibsey, Boston,
Lincolnshire PE22 0RT
£315,000 Freehold**

ACCOMMODATION

With partially obscure glazed side entrance door with obscure glazed side panel leading into the entrance hall.

ENTRANCE HALL

With stairs rising to the first floor landing, radiator, wall mounted door bell chimes, two ceiling light points, built-in cloak cupboard with overhead storage locker above, further built-in cupboard housing the electric consumer unit.

LOUNGE

15' 7" x 12' 10" (4.75m x 3.91m) (both maximum measurements)
With large window to the rear aspect and additional window to the side aspect, two radiators, wall light points, open fireplace with fitted hearth, inset and display surround.



Situated down a quiet village lane, this property comes to the market with the advantage of NO ONWARD CHAIN and has accommodation comprising an entrance hall, lounge, dining room, kitchen, ground floor bathroom, with three large double bedrooms arranged over two floors and an additional first floor cloakroom. Further benefits include oil central heating, a double garage and a large driveway providing ample off road parking. Some modernisation and improvement is required however this property presents an opportunity to purchase a home in this sought after village.



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DINING ROOM

12' 3" x 10' 2" (3.73m x 3.10m) (both maximum measurements)
With dual aspect windows to both the front and side of the property, door leading out to the driveway, radiator, ceiling light point, open fireplace, sliding double doors leading through to the kitchen.

KITCHEN

11' 0" x 7' 9" (3.35m x 2.36m)
With base level storage units, drawer units, obscure glazed wall mounted cabinets, stainless steel sink with double drainer, space for electric cooker, ceiling mounted strip light, window to the side aspect.

GROUND FLOOR BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m)
With pedestal wash hand basin, WC, bath with electric shower over, tiled splashbacks, obscure glazed window, radiator, ceiling light point.

REAR ENTRANCE LOBBY

With ceiling light point, door leading out to the driveway, door to boiler room, personnel door through to the double garage.

BOILER ROOM

With floor mounted oil central heating boiler, coal store and ceiling light point.

BEDROOM THREE (GROUND FLOOR)

13' 8" x 13' 0" (4.17m x 3.96m) (both maximum measurements)
With window to front aspect, radiator, ceiling light point, built-in wardrobe with sliding doors.



**SHARMAN
BURGESS** Est 1996

FIRST FLOOR LANDING

With access to roof space, ceiling light point, potential reading/office area with window out to side aspect, airing cupboard housing the hot water cylinder with slatted linen shelving within.

BEDROOM ONE

15' 9" x 12' 10" (4.80m x 3.91m) (both maximum measurements)

With dual aspect windows to the side and rear of the property, radiator, ceiling light point, access to eaves storage, built-in wardrobe.

BEDROOM TWO

11' 10" x 11' 2" (3.61m x 3.40m) (both maximum measurements)

With window to front aspect, radiator, ceiling light point, access to eaves storage.

FIRST FLOOR CLOAKROOM

With WC, pedestal wash hand basin, tiled splashback, radiator, window to side aspect, ceiling light point.

EXTERIOR

The property is approached through gated access leading to the driveway which continues to the left hand side of the property, providing off road parking and hardstanding for numerous vehicles as well as vehicular access to the double garage. The property sits on a good sized plot and benefits from a lawned front garden, with fencing to the front boundary.

DOUBLE GARAGE

17' 3" x 16' 0" (5.26m x 4.88m)

With up and over door, served by power and lighting.

REAR GARDEN

The rear gardens are again predominantly laid to lawn and benefits from a timber shed and a greenhouse sited within the garden which are to be included within the sale.

SERVICES

Mains water, drainage and electricity are connected to the property. The property is served by oil fired central heating.

REFERENCE

300422/HOS



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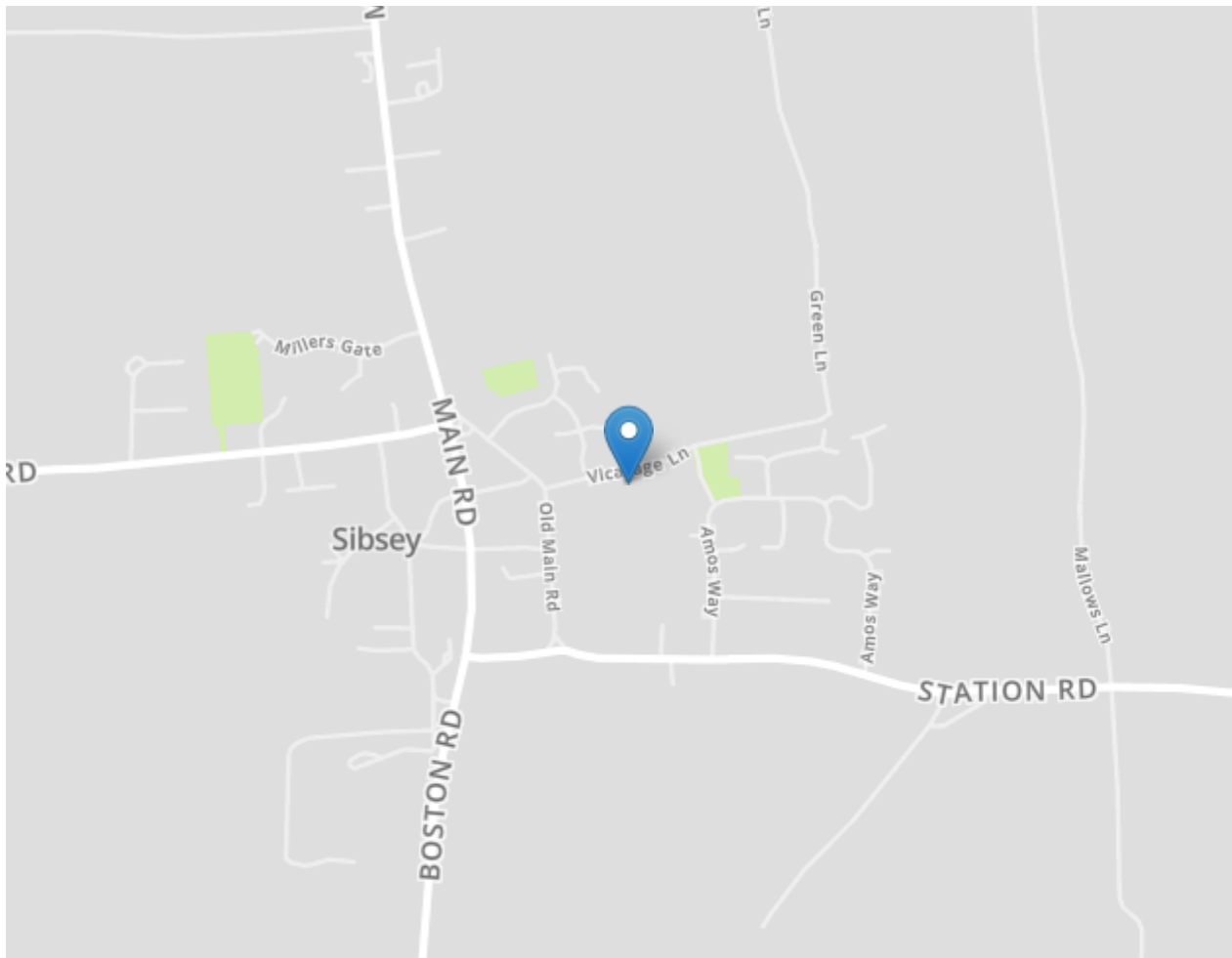
AGENT'S NOTES

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.



SHARMAN BURGESS



Total area: approx. 171.3 sq. metres (1844.3 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	78
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC