



£362,500

Erzenmine House, Bull Drove, Wrangle, Boston, Lincolnshire PE22 9DW

SHARMAN BURGESS

**Erzenmine House, Bull Drove, Wrangle,
Boston, Lincolnshire PE22 9DW
£362,500 Freehold**

ACCOMMODATION

With partially obscure glazed front entrance door leading to the reception hall.

RECEPTION HALL

With staircase rising to the first floor, wood effect laminate flooring, radiator, coved cornice, ceiling light point.

LOUNGE

11' 9" x 15' 9" (3.58m x 4.80m)

With window to front aspect, wood effect laminate flooring, radiator, coved cornice, ceiling light point, additional wall light points, LPG fireplace with fitted hearth, inset and display surround.



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SNUG

11' 10" x 8' 9" (3.61m x 2.67m) (both maximum measurements)

With wood effect laminate flooring, radiator, coved cornice, ceiling light point. Sliding patio door leading into the conservatory area.

CONSERVATORY AREA

Which is split into two sections:

SECTION ONE

11' 9" x 15' 0" (3.58m x 4.57m) (both maximum measurements)

Of brick and uPVC double glazed construction with polycarbonate roof. With wood effect laminate flooring, power points, archway through to section two.

SECTION TWO

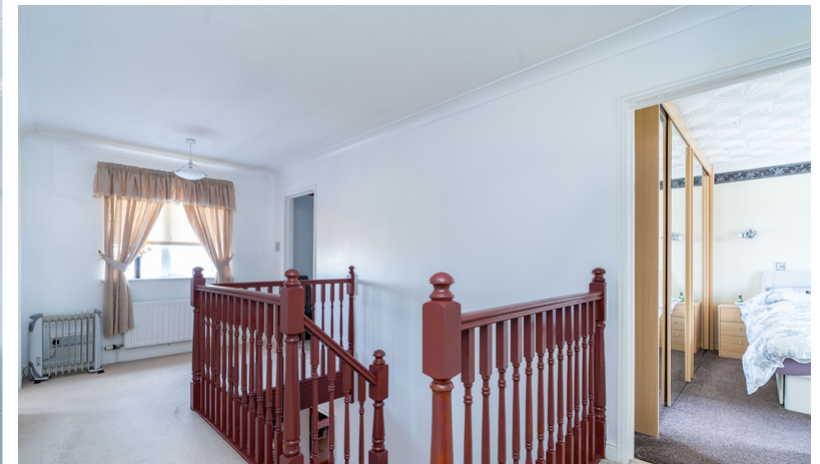
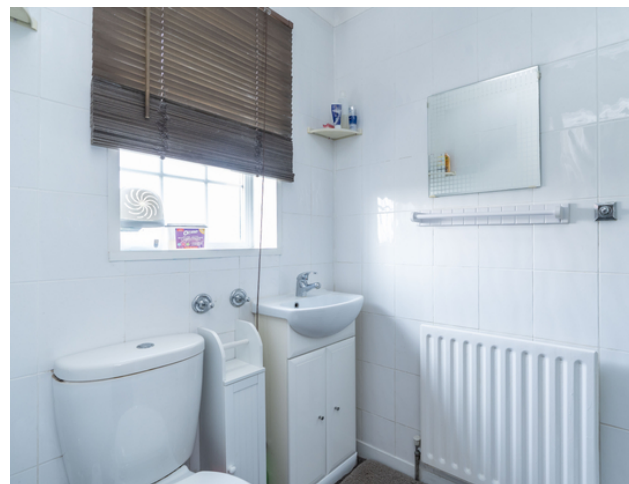
12' 4" x 7' 5" (3.76m x 2.26m) (both maximum measurements)

Of brick and uPVC double glazed construction with polycarbonate roof. With tiled floor and wall light point.

DINING ROOM

10' 4" x 7' 10" (3.15m x 2.39m)

With window to rear aspect, radiator, coved cornice, ceiling light point.



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KITCHEN

11' 9" x 16' 4" (3.58m x 4.98m)

With wood trimmed work surfaces with inset one and a half bowl stainless steel sink and drainer unit with mixer tap, wide range of pine built-in cupboards and drawers, matching eye level wall units including glazed display cabinets and eye level display shelving, space, plumbing for dishwasher, space for standard height fridge or freezer, integrated electric oven with grill and a four ring electric hob with fume extractor, space for twin height fridge freezer, dual aspect windows to both the front and side of the property, tiled floor, radiator, coved cornice, ceiling mounted lighting and ceiling recessed spotlights.

UTILITY ROOM

11' 10" x 8' 3" (3.61m x 2.51m) (both maximum measurements)

Having a counter top with plumbing for automatic washing machine beneath and space for a condensing tumble dryer, tiled floor, coved cornice, ceiling light point, window to side aspect, obscure glazed door leading to the rear garden.

BOILER ROOM

Housing the Worcester floor mounted oil central heating boiler with wall mounted storage cabinet and light point within.

GROUND FLOOR CLOAKROOM

With a two piece suite comprising a push button WC, corner wash hand basin with mixer tap, radiator, fully tiled walls, extractor fan, coved cornice and a ceiling light point.



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FIRST FLOOR LANDING

With window to front aspect, coved cornice, two ceiling light points, access to roof space, airing cupboard housing the hot water cylinder and slatted linen shelving.

BEDROOM ONE

12' 5" x 11' 10" (3.78m x 3.61m) (both maximum measurements)

With window to rear aspect, radiator, coved cornice and ceiling light point.

EN-SUITE SHOWER ROOM

With a three piece suite comprising a shower cubicle with wall mounted shower and fitted shower screen, push button WC, wash hand basin with vanity unit and mixer tap, radiator, fully tiled walls, coved cornice, ceiling light point, obscure glazed window.

BEDROOM TWO

12' 3" x 11' 10" (3.73m x 3.61m)

With window to front aspect, radiator, coved cornice and ceiling light point.

BEDROOM THREE

11' 10" x 12' 4" (3.61m x 3.76m) (both maximum measurements)

With window to front aspect, radiator, coved cornice and ceiling light point.

BEDROOM FOUR

12' 3" x 8' 9" (3.73m x 2.67m) (both maximum measurements)

With window to rear aspect, radiator, coved cornice and ceiling light point.



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FAMILY BATHROOM

With a three piece suite comprising a push button WC, wash hand basin with vanity unit and mixer tap, large corner Jacuzzi/Spa bath with mixer tap and hand held shower attachment, fully tiled walls radiator, electric shaver point, coved cornice, ceiling light point and an obscure glazed window to rear aspect.

EXTERIOR

To the front, the property is approached via wrought iron double gates leading to a granite gravelled driveway which provides ample off parking and hardstanding for numerous vehicles. The driveway is served by lighting and gated access to the side of the property leads to a continuation of the driveway which provides further parking space as well as vehicular access to the detached double garage.

LARGE DETACHED GARAGE

Of brick and tiled construction, with two up and over doors, personnel door to the garden, served by power and lighting.

REAR GARDEN

The rear garden is predominantly laid to lawn, with beds and borders containing plants and shrubs. There is a further concrete hardstanding area to the immediate rear of the garage and the oil central heating tank is located to the side of the garage. The gardens are served with four outside power points and an outside tap. There rear garden is served by outside lighting as well as the front of the property.

SERVICES

Mains water and electricity are connected to the property. LPG gas fire and oil fired central heating. Drainage is to a private system.

REFERENCE

170322/FRE



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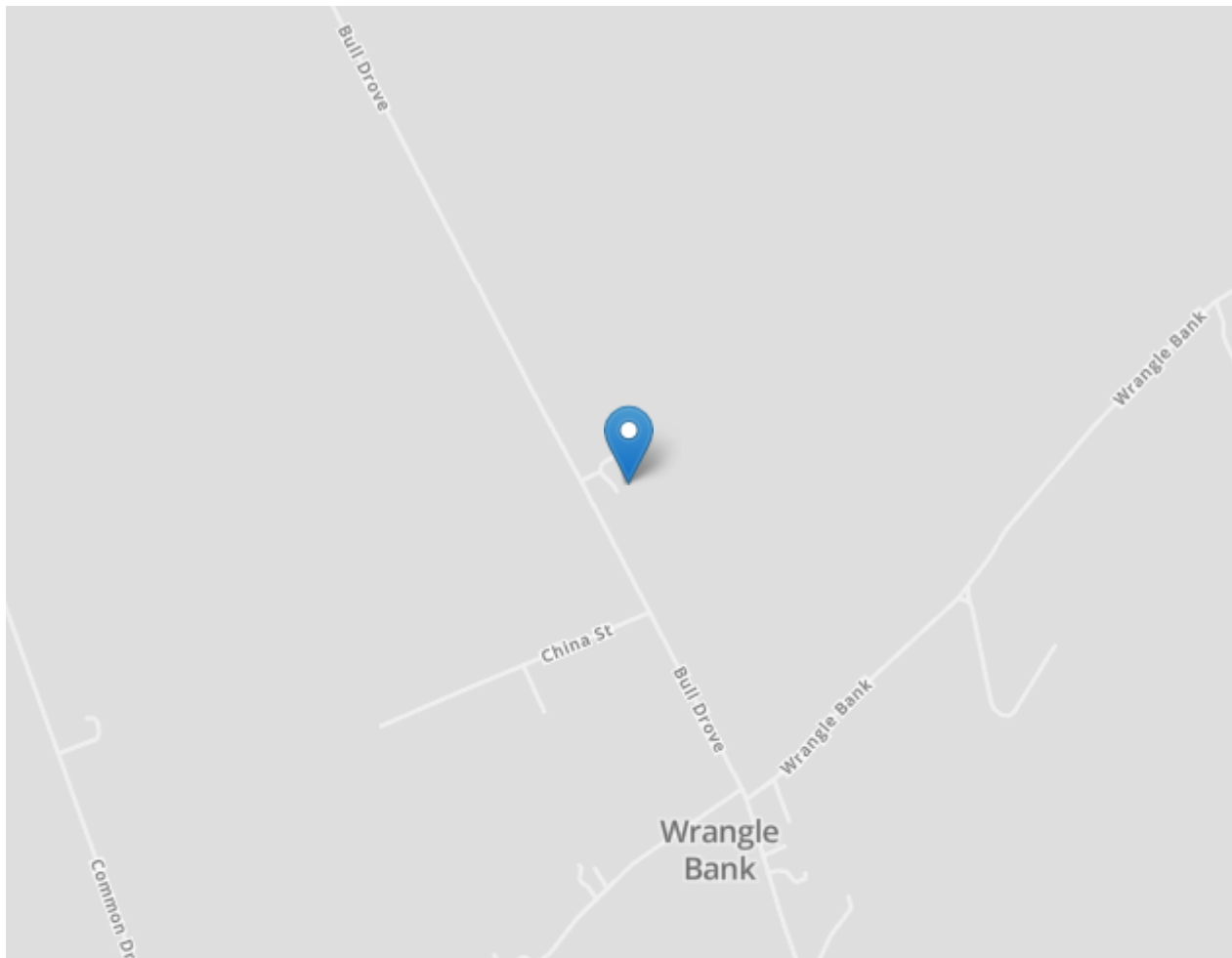
AGENT'S NOTES

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.

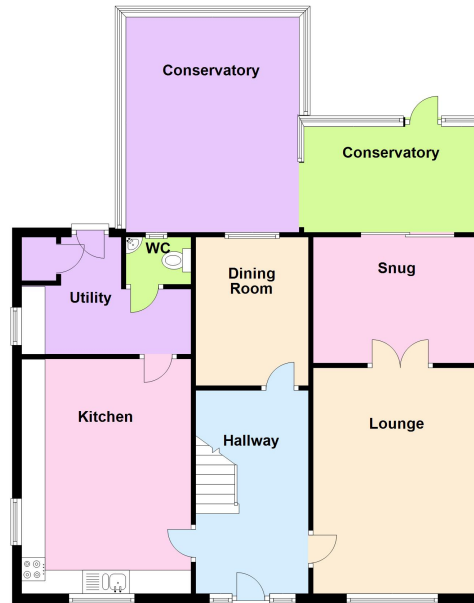
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

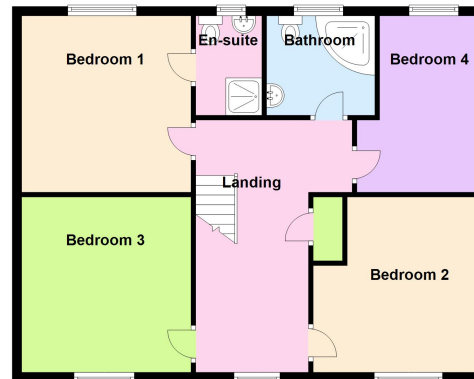


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Ground Floor
Approx. 101.5 sq. metres (1092.5 sq. feet)



First Floor
Approx. 74.9 sq. metres (806.0 sq. feet)



Total area: approx. 176.4 sq. metres (1898.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
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(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		