



£155,000

8 Sibsey Court, Sibsey, Boston, Lincolnshire, PE22 0TQ

NEWTONFALLOWELL 

Sibsey Court, Sibsey
Boston, Lincolnshire, PE22 0TQ
£155,000 Freehold

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE PORCH

Having further door through to the:

LOUNGE/DINER

23'9" x 18'0" (max) (7.24m x 5.49m (max))

Forming two areas comprising:

LOUNGE AREA

Having part glazed double doors to front elevation, radiator, wall light points, television aerial connection point, telephone connection point, alarm control panel, staircase rising to first floor and cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

A modern coach house style mid-terrace house on an exclusive small development in the former grounds of a listed building in the popular village of Sibsey. Having accommodation comprising: entrance porch, cloakroom, lounge/diner & fitted kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has an enclosed front garden, allocated parking and enclosed rear garden with open view over fields. The property benefits from gas central heating and double glazing.



NEWTONFALLOWELL 

DINING AREA

Having part glazed door to rear elevation, radiator and wall light points.

CLOAKROOM

Having heated towel rail, extractor fan, close coupled WC and wall mounted hand basin with tiled splashback.

KITCHEN

8'0" x 7'8" (2.44m x 2.34m)

Having window to rear elevation, inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks incorporating: sink with drainer & mixer tap, gas hob with extractor over, integrated electric oven, space & plumbing for automatic washing machine, integrated fridge & freezer.



FIRST FLOOR LANDING

BEDROOM ONE

11'9" x 10'9" (3.58m x 3.28m)

Having full height window to front elevation, radiator and television aerial connection point.

BEDROOM TWO

11'9" x 10'9" (3.58m x 3.28m)

Having window to rear elevation, radiator, television aerial connection point and access to roof space.

STUDY/BEDROOM THREE

8'10" x 6'11" (2.69m x 2.11m)

Having Keylite roof window, radiator and television aerial connection point.

BATHROOM

Having window to rear elevation, heated towel rail, extractor fan and tiled splashbacks. Fitted with a suite comprising: panelled bath with mixer shower fitting over, close coupled WC and hand basin.





EXTERIOR

To the front of the property there is an enclosed garden and the property has an allocated parking space. To the rear of the property there is an enclosed lawned garden with an open field view.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler served by radiators and the windows have high performance glazing. The current council tax is band B.



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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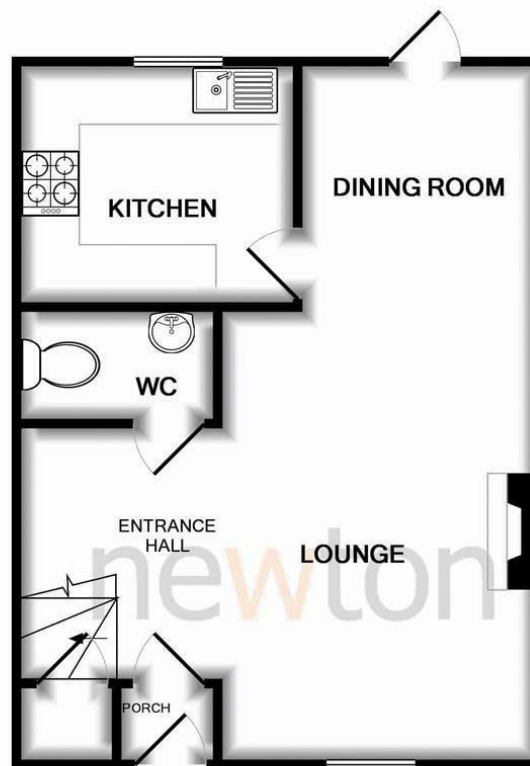
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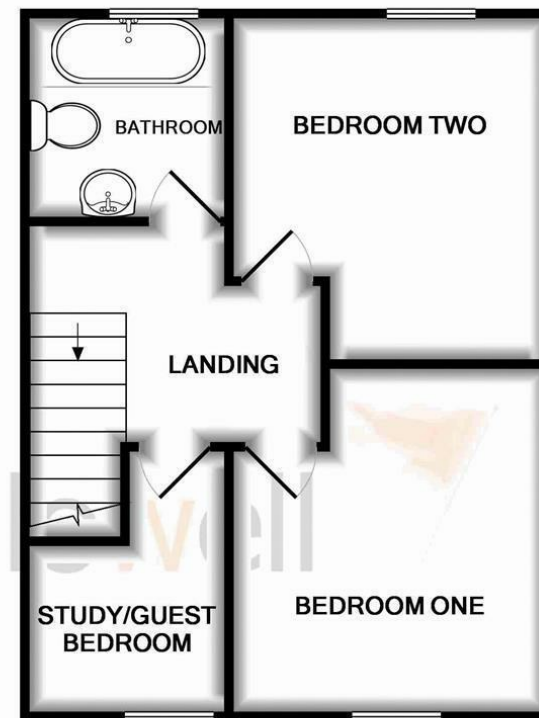
For more information please call in the office or telephone 01205 353100.



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GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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