



Littleport Lane Development

Sibsey, Boston, PE22 0RS

- BRAND NEW!!!
- Dorma Bungalows
- Three Double Bedrooms
- Three Bathrooms

Asking Price Of £389,950

EPC Rating 'TBC'





Property Description

FRONTAGE

Having shared access with only 6 other homes the driveway is to the front of the property with gravel laid and a pathed pathway leading to the Composite front door, there is also access to the garage via an electric roller shutter door matching the colour of the front door there is also access to the rear of the property via a pathed pathway down the side.

ENTRANCE HALL

Entrance via the Composite door into a very spacious hallway providing access to the downstairs bedroom, living room & kitchen diner all with solid oak doors, solid oak stairs also leading onto the first floor

LIVING ROOM

Access via solid oak double doors, Large window to Front elevation, radiator and solid oak double doors leading into the kitchen diner



KITCHEN DINER

Having Bespoke fitted kitchen in a sage green there are cupboards to both base and eye level offering a free standing island in the centre to match, all fitted appliances to include composite sink and drainer, electric ceramic hob, double oven, wine fridge, larger style fridge freezer, dishwasher, modern pop up electric sockets to the island. There are also UPVC bifold doors giving access to the garden via the dining area and doors off to the pantry, hallway and utility room

UTILUTY ROOM

Having units to base level to match the sage green kitchen, space for Washing Machine, composite sink and drainer, Window and UPVC door to rear elevation giving access to the garden. access into the WC



CLOAKROOM WC

Having Low Level WC, Window to side elevation with modesty frosted glass, Vanity unit wash hand basin

DOWNSTAIRS BEDROOM

Having Window to front elevation and access to stunning shower room En-suite

ENSUITE SHOWER ROOM

Benefitting from Double size shower tray with glass partition shower screen, vanity unit sink with tiled splashback, heated towel rail, low level WC and window to Side elevation again with modesty frosted glass



STAIRS AND LANDING

Being made of Solid oak the bannister following the stairs line up and are highlighted by the glass panelling, the landing then has doors off to both bedrooms and family bathroom,

MASTER BEDROOM

Having Dorma window to front elevation and doors off to dressing room giving access to the en-suite

ENSUTIE TO MASTER

Benefitting from Double size shower tray with glass partition shower screen, vanity unit sink with tiled splashback, heated towel rail, low level WC, and infrared heated mirror

BEDROOM THREE

Having Dorma window to front elevation

OUTSIDE

Having closed rear lawn, partially lawned with pathway patio area.







45 Willoughby Road
Boston
Lincolnshire
PE21 9HN

www.drurysestateagents.co.uk
amber@drurysestateagents.co.uk
01205 350889

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements