



£485,000

Freiston Ings Farm House, Freiston Ings, Boston, Lincolnshire PE22 0PX

SHARMAN BURGESS

**Freiston Ings Farm House, Freiston Ings,
Boston, Lincolnshire PE22 0PX
£485,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having solid Oak flooring, stairs rising to the first floor landing, under stairs storage cupboard, doors to kitchen and lounge.

LOUNGE

23' 6" x 12' 6" (7.16m x 3.81m)

Having solid Oak flooring, fitted log burner, double glazed windows to front, side and rear aspects, radiator, TV aerial point.

KITCHEN DINER

Comprising: -

A spacious executive five bedroomed detached property situated in a rural position within Freiston Ings, with open field views to all sides, occupying a plot approaching 1 Acre (s.t.s) with lawned gardens to all sides and extensive gravelled off road parking and detached brick built garage. Accommodation comprises an entrance hall, full depth lounge, L-shaped kitchen diner, utility and ground floor cloakroom. To the first floor are three bedrooms, dressing room/study/bedroom six, two en-suites and a family bathroom. There are two further bedrooms to the second floor.



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KITCHEN AREA

11' 9" x 20' 8" (3.58m x 6.30m)

Having a fitted kitchen comprising a range of wall and base level units, granite work surfaces, central island and breakfast bar with granite work surface, inset one and a half bowl stainless steel sink and drainer unit, integrated double electric Range with five ring electric hob and extractor above, integrated dishwasher, integrated double fridge freezer, window seat with drawer units beneath, ceiling recessed spotlights, double glazed windows to front and side aspect, solid wooden flooring, door to utility room, open through to: -

DINING AREA

12' 0" x 11' 0" (3.66m x 3.35m)

Having a continuation of the solid wooden flooring, double glazed window to rear aspect, radiator.

UTILITY ROOM

12' 0" x 9' 1" (3.66m x 2.77m)

Having a range of wall and base units with work surfaces over, single bowl stainless steel sink and drainer unit, free standing oil fired central heating boiler, door to Cloakroom, side entrance door.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising low level WC, wash hand basin. Solid Oak flooring.



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FIRST FLOOR LANDING

Having stairs rising from the entrance hall, doors to bedrooms one, two and three, door to dressing room/bedroom six and door to family bathroom.

BEDROOM ONE

12' 6" x 13' 8" (3.81m x 4.17m)

Having door to en-suite, dual aspect double glazed window to front and side of the property, radiator.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising a low level WC, wash hand basin inset to vanity unit, walk-in shower cubicle with thermostatic shower within, tiled flooring, partly tiled walls, heated towel rail, extractor fan.



BEDROOM TWO

12' 9" x 12' 1" (3.89m x 3.68m)

Having door to en-suite, double glazed windows to front and side of the property, radiator.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising a low level WC, wash hand basin inset to vanity unit, shower cubicle with thermostatic shower within, tiled flooring, partly tiled walls, heated towel rail, extractor fan.

BEDROOM THREE

10' 11" x 12' 8" (3.33m x 3.86m)

Having dual aspect double glazed windows to the side and rear of the property, radiator.



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FAMILY BATHROOM

7' 5" x 10' 6" (2.26m x 3.20m)

Having a four piece suite comprising a low level WC with concealed cistern, wash hand basin inset to vanity unit, panelled bath, shower cubicle with shower within, partly tiled walls, tiled flooring, extractor fan, double glazed window to rear aspect.

DRESSING ROOM/STUDY/BEDROOM SIX

9' 4" x 10' 1" (2.84m x 3.07m)

Having two built-in wardrobes to one wall, double glazed window to side aspect. A versatile room which could easily be used as a study/office or nursery.

SECOND FLOOR LANDING

With stairs rising from first floor landing.

BEDROOM FOUR

11' 8" x 18' 6" (3.56m x 5.64m)

Having double glazed window to front aspect with far reaching open field views, radiator.

BEDROOM FIVE

11' 1" x 12' 10" (3.38m x 3.91m)

Having double glazed window to rear aspect with far reaching open field views, radiator.



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EXTERIOR

The property is approached via a timber five bar gate which leads along a large gravelled driveway providing extensive off road parking, turning point as well as vehicular access to the detached double garage. The plot extends to all sides of the property and is predominantly laid to lawn to the front and left hand sides, wrapping round to the rear of the property. To the right hand side of the property is a further lawned area with a variety of fruit trees including apple, plum, fig and cherry trees. The entire plot is enclosed by post and rail fencing and mature hedging providing privacy but at the same time enjoying open field views to all sides.

DETACHED DOUBLE GARAGE

Having two up and over door, served by power and lighting, personnel door to side elevation.

SERVICES

Mains water, electricity are connected to the property. The property is served by oil fired central heating & a private drainage system.

REFERENCE

26411048/14062023/HOL



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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.

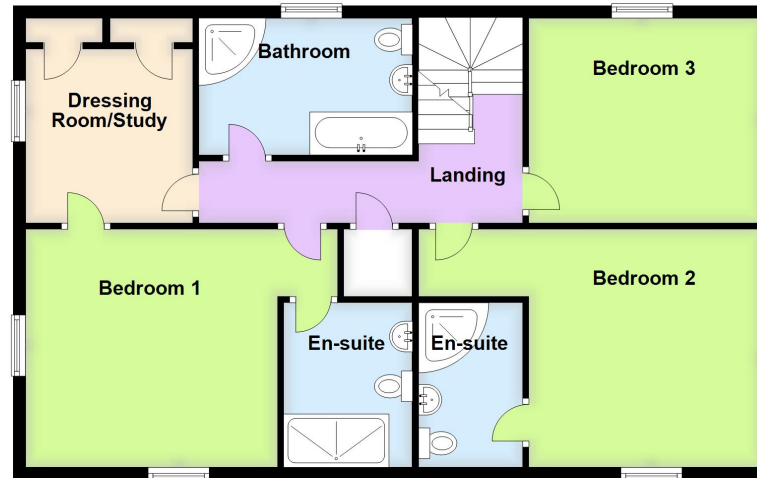
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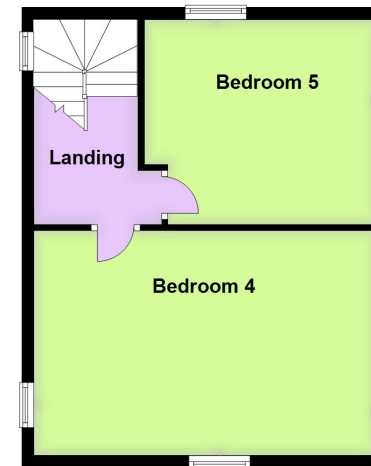
First Floor
Approx. 88.3 sq. metres (950.3 sq. feet)



Ground Floor
Approx. 88.3 sq. metres (950.6 sq. feet)



Second Floor
Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 216.6 sq. metres (2331.2 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		
(69-80)	C		80
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	