



**£375,000**

Lockleigh, Mere Booth Road, Antons Gowt, Boston, Lincolnshire PE22 7BG

**SHARMAN BURGESS**

**Lockleigh, Mere Booth Road, Antons Gowt,  
Boston, Lincolnshire PE22 7BG  
£375,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase leading off, obscure glazed window to side elevation, radiator, wood effect laminate flooring, coved cornice, ceiling light point.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising push button WC, corner pedestal wash hand basin with mixer tap, tiled floor, walls tiled to approximately half height, coved cornice, ceiling light point, obscure glazed window to front elevation, radiator.

An impressive, large detached house situated in grounds approaching approximately 0.5 Acres (s.t.s) offering extremely versatile living accommodation, generous driveway and double garage. Accommodation comprises an entrance hall, L-shaped lounge, two ground floor cloakrooms, dining room, modern kitchen, four bedrooms arranged over two floors, en-suite to bedroom one and an additional family bathroom. Further benefits include oil central heating, uPVC double glazing, owned solar panels and generous gardens to the side and rear.



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### L-SHAPED LOUNGE

30' 0" (maximum) x 20' 0" (maximum) (9.14m x 6.10m)  
Having three windows to rear elevation, additional window to front elevation, three radiators, coved cornice, four ceiling light points, TV aerial point, wiring for satellite TV, feature open fireplace with fitted hearth and display mantle surround.

### REAR HALLWAY

Having wood effect laminate flooring, coved cornice, two ceiling light points, built-in cloak cupboard, counter top with base level storage beneath, window to rear elevation, door leading to the rear garden, radiator.

### ADDITIONAL CLOAKROOM

Being fitted with a two piece suite comprising push button WC, corner pedestal wash hand basin with mixer tap, tiled floor, walls tiled to approximately half height, radiator, coved cornice, ceiling light point, extractor fan.

### DINING ROOM

16' 7" (maximum) x 15' 7" (maximum) (5.05m x 4.75m)  
Having two windows to front elevation, wood effect laminate flooring, two radiators, coved cornice, ceiling light point.

### INNER HALL

Having radiator, coved cornice, ceiling light point, personnel door to garage.



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### KITCHEN

17' 4" x 10' 0" (5.28m x 3.05m)

Having a modern fitted kitchen comprising counter tops with matching upstands, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawers units and matching eye level wall units, integrated fridge and freezer, integrated dishwasher, integrated waist height double oven and grill, four ring electric hob with illuminated stainless steel fume extractor, additional space for twin height fridge freezer, plumbing for automatic washing machine, tiled floor, coved cornice, ceiling mounted strip light, radiator, window to front elevation.

### GROUND FLOOR BEDROOM ONE

13' 6" (measurement at the widest point) x 15' 8" (4.11m x 4.78m)

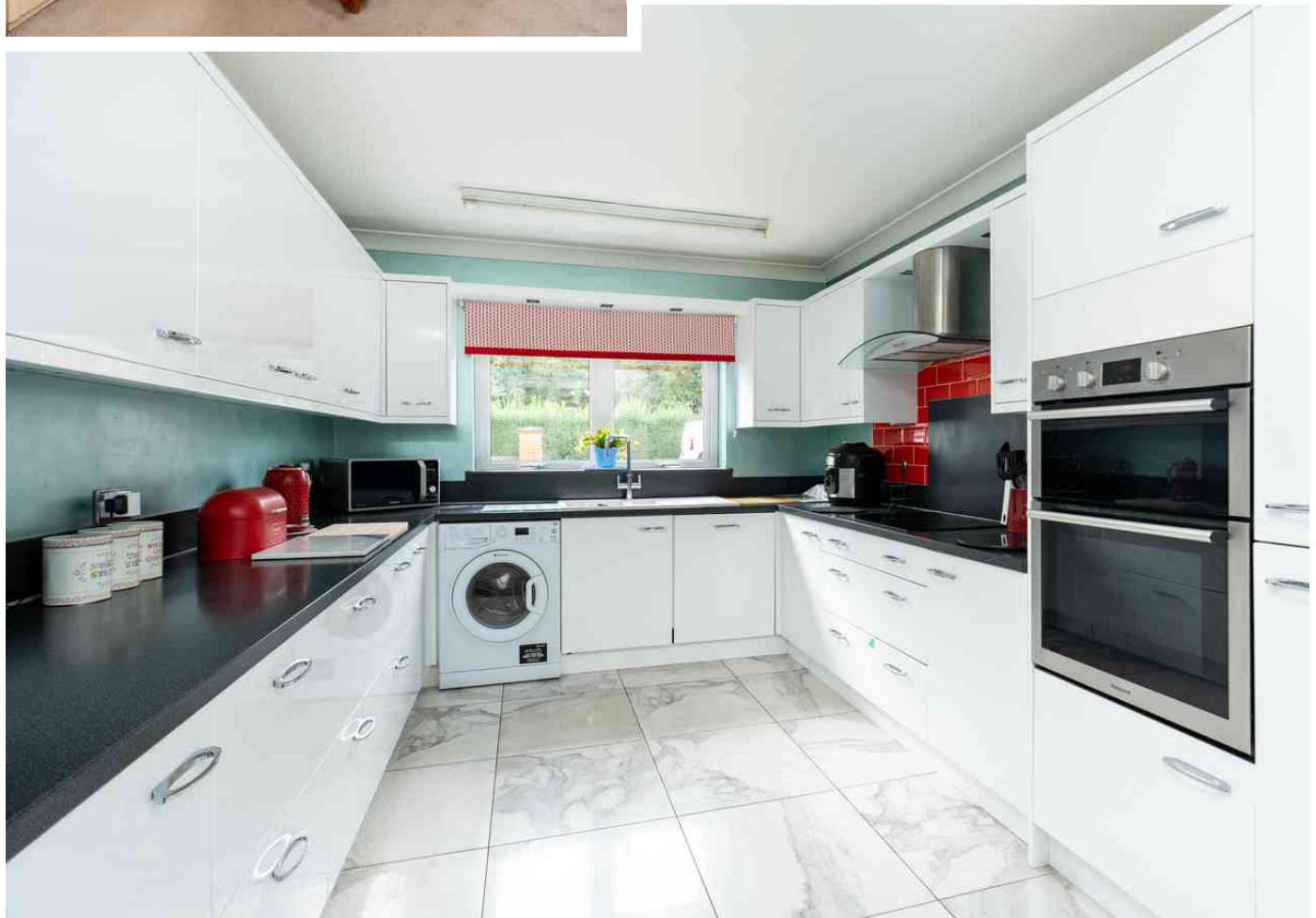
Having window to rear elevation, radiator, coved cornice, ceiling recessed lighting, fitted wardrobes with hanging rails and shelving within, additional airing cupboard housing the hot water cylinder and slatted linen shelving within.

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, pedestal wash basin with mixer tap and vanity unit beneath, push button WC, tiled floor, fully tiled walls, ceiling light point, extractor fan, obscure glazed window to rear elevation, radiator, electric shaver point.

### FIRST FLOOR LANDING

Having window to rear elevation, access to loft space, ceiling light point.





#### **BEDROOM TWO**

14' 6" (measurement to built-in wardrobes) x 10' 0" (4.42m x 3.05m)

Having window to front elevation, radiator, ceiling light point, built-in storage cupboard with shelving within, built-in wardrobes to one wall with mirrored sliding doors and hanging rails and shelving within.

#### **BEDROOM TWO**

15' 0" (measurement taken into recess) x 9' 7" (4.57m x 2.92m)

Having window to rear elevation, radiator, ceiling light point, additional wall light points.

#### **BEDROOM FOUR**

10' 0" x 9' 9" (3.05m x 2.97m)

Having window to front elevation, radiator, ceiling light point.

#### **FAMILY BATHROOM**

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, jacuzzi bath with wall mounted Mira electric shower above and fitted shower screen, tiled floor, fully walls, extractor fan, ceiling light point, obscure glazed window to rear elevation, heated towel rail, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

#### **EXTERIOR**

The property is approached over a dropped kerb leading to a large block paved driveway which provides ample off road parking, hardstanding and turning space for numerous vehicles as well as access to the double garage. There is a low level brick wall to the front boundary.



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### DOUBLE GARAGE

17' 5" x 15' 8" (5.31m x 4.78m)

Having electric up and over door, served by power and lighting, obscure glazed window to side elevation, door to: -

### WORKSHOP

15' 8" x 7' 11" (4.78m x 2.41m)

Being served by power and lighting, obscure glazed window to side elevation, doors to rear garden, floor mounted oil central heating boiler.

The property enjoys a large plot approaching approximately 0.5 Acres. To the right hand side of the property is a section of garden which is predominantly laid to lawn, with mature borders.

### REAR GARDEN

Initially comprising a large paved patio area providing seating and entertaining space. A timber summerhouse overlooks the large sunken pond with rockery, pump and filter and aquatic plants. There is an additional granite gravelled hardstanding area housing two storage sheds and a greenhouse. The garden continues to a section the rear which has previous been used as a vegetable plot and leads onto a sizeable section of lawn with well stocked borders housing a variety of plants, shrubs and trees. The garden is fully enclosed by fencing and served by external tap and lighting. There is a screened section housing the oil tank.

### SERVICES

Mains water, electricity and drainage are connected. The property is served by oil central heating. The property benefits from owned solar panels with three batteries and a 'Feed in' tariff providing reduced electricity costs and a quarterly income.

### REFERENCE

08102025/28674379/COW



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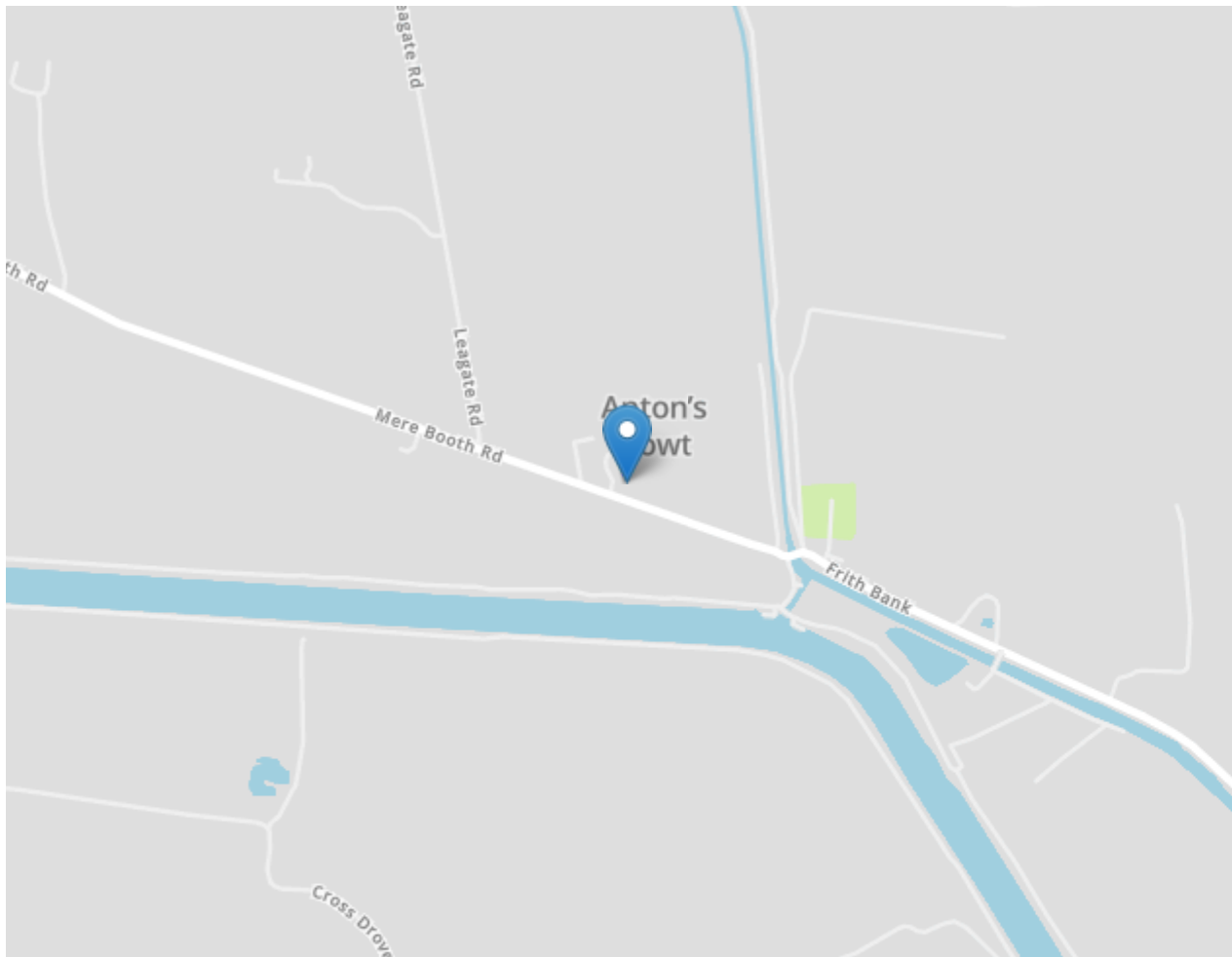
## AGENT'S NOTES

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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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.

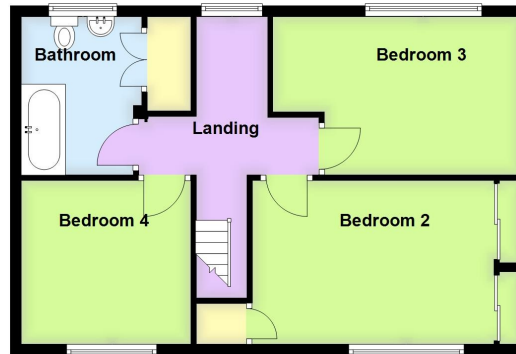


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 165.1 sq. metres (1776.9 sq. feet)



**First Floor**  
Approx. 56.1 sq. metres (603.4 sq. feet)



Total area: approx. 221.1 sq. metres (2380.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	