



£350,000

Coates Cottage, Thorndales, Stickney, Boston, Lincolnshire PE22 8AL

SHARMAN BURGESS

**Coates Cottage, Thorndales, Stickney, Boston,
Lincolnshire PE22 8AL
£350,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH/BOILER ROOM

Having a partially glazed stable style front entrance door with window to side, window to rear aspect, wall mounted coat hooks, wall mounted light point, floor mounted Eurocal oil fired central heating boiler, space for fridge freezer, space for tumble dryer, built-in larder style storage cupboard.

A wonderful detached cottage situated on a plot of approximately 1 Acre (s.t.s) of beautiful grounds which includes a large well stocked pond with its own bridge walk. Accommodation comprises an entrance porch/boiler room, Oak fitted kitchen with granite work surfaces, lounge, large P shaped conservatory enjoying views over the garden, fully fitted office, four piece ground floor bathroom and two double bedrooms to the first floor. The mature grounds offer a real slice of country life to prospective purchaser and include a range a outbuildings including singe garage/workshop, additional double garage and further garage/store. The property is served by oil fired central heating and enjoys NO NEAR NEIGHBOURS.



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BREAKFAST KITCHEN

12' 9" (maximum) x 12' 4" (maximum) (3.89m x 3.76m)
Having granite work surfaces with inset sink and mixer tap, range of Oak base level storage units, drawer units and matching eye level wall units, low level wine rack, integrated fridge freezer, integrated waist height double oven and grill, four ring LPG hob with fume extractor above, integrated automatic washing machine, dual aspect windows, tiled flooring, coved cornice, two light points, radiator, access to roof space, return granite work surface providing breakfast bar.

LOUNGE

13' 4" (maximum) x 11' 9" (maximum including staircase) (4.06m x 3.58m)
Having window to front aspect, staircase leading off, radiator, two ceiling light points, feature open fireplace with granite surround, TV aerial point, sliding patio doors through to: -

CONSERVATORY

26' 3" (maximum) x 19' 6" (8.00m x 5.94m)
An extremely large conservatory enjoying fantastic views over the garden, of brick and uPVC double double glazed construction with polycarbonate roof. Having three radiators, tiled flooring, wall mounted lighting, power points, double doors leading to the garden.



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OFFICE

12' 7" (maximum) x 6' 0" (maximum) (3.84m x 1.83m)

Having a partially obscure glazed entrance door leading to the driveway, window to rear aspect, radiator, fully fitted office furniture comprising desk space, base level storage units, drawer units and matching eye level glazed display cabinets with shelving within.

GROUND FLOOR BATHROOM

12' 10" (maximum) x 6' 7" (maximum) (3.91m x 2.01m)

Being fitted with a well appointed four piece suite comprising extra depth bath with wall mounted taps and hand held shower attachment, wash hand basin with storage beneath and wall mounted mirror and shelving above, WC with concealed cistern and walk-in shower area with wall mounted digital shower, tiled flooring, fully tiled walls, radiator, obscure glazed window to front and rear aspects.

FIRST FLOOR LANDING

Having ceiling light point.

BEDROOM ONE

12' 3" (maximum with reduced head height) x 13' 10" (maximum) (3.73m x 4.22m)

Having two windows to front aspect, two radiators, ceiling light point, exposed wooden floor.





BEDROOM TWO

10' 6" (maximum) x 12' 4" (maximum with reduced head height)
(3.20m x 3.76m)

Having exposed wooden floor, ceiling light point, window to front aspect, radiator, access to roof space, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

The property is accessed via wrought iron electric double gates leading to the grounds which extend to approximately 1 Acre (s.t.s) and surround all sides of the property. There is a large hardstanding area providing parking for numerous vehicles as well as vehicular access to the Garage/Workshop. The driveway also houses a well.

DETACHED GARAGE/WORKSHOP

20' 0" x 9' 9" (6.10m x 2.97m)

With electric roller door, two windows, served by power and lighting.

Within the grounds are additional sections of hardstanding as well as a:-

CONCRETE SECTIONAL DOUBLE GARAGE

With two up and over doors.



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CONCRETE SECTIONAL SINGLE GARAGE

Providing storage.

Large sections of shaped lawn surround the property and have various interesting features including pathways flanked with mature beds and borders, a pond which is well stocked with aquatic life and has a bridge leading to a small central island. To the immediate rear of the property is a large paved patio area proving ample entertaining and seating space. There is a mixture of hedging and trees to the boundaries. Various timber garden sheds provide storage. The grounds also house a fruit cage and a former chicken run. The grounds are served by external power, lighting and water and have been lovingly planned and maintained by the current vendor.

SERVICES

Mains water and electricity are connected to the property. Drainage is to a private septic tank. The property is served by oil fired central heating.

REFERENCE

05042024/26038160/RAN



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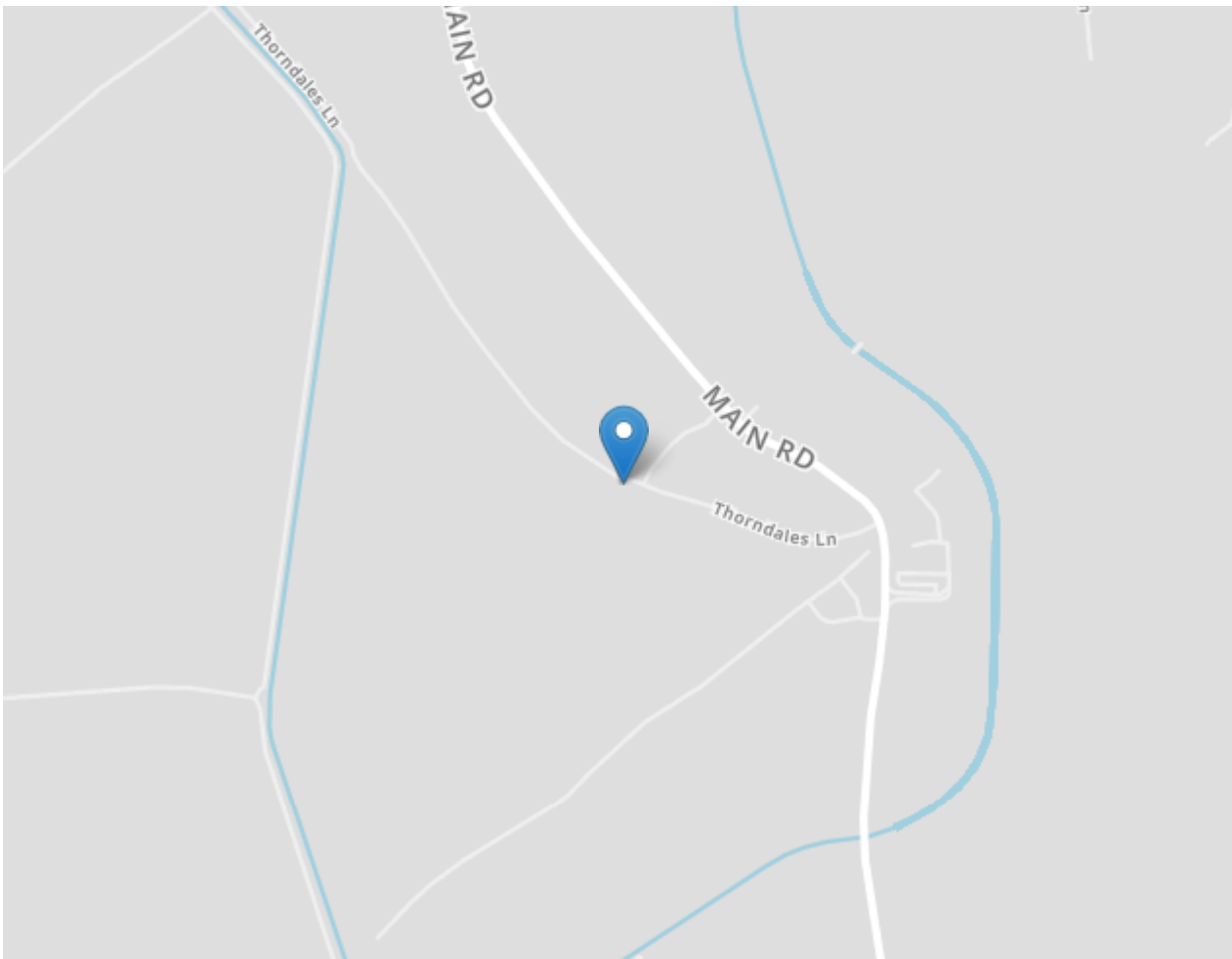
AGENT'S NOTES

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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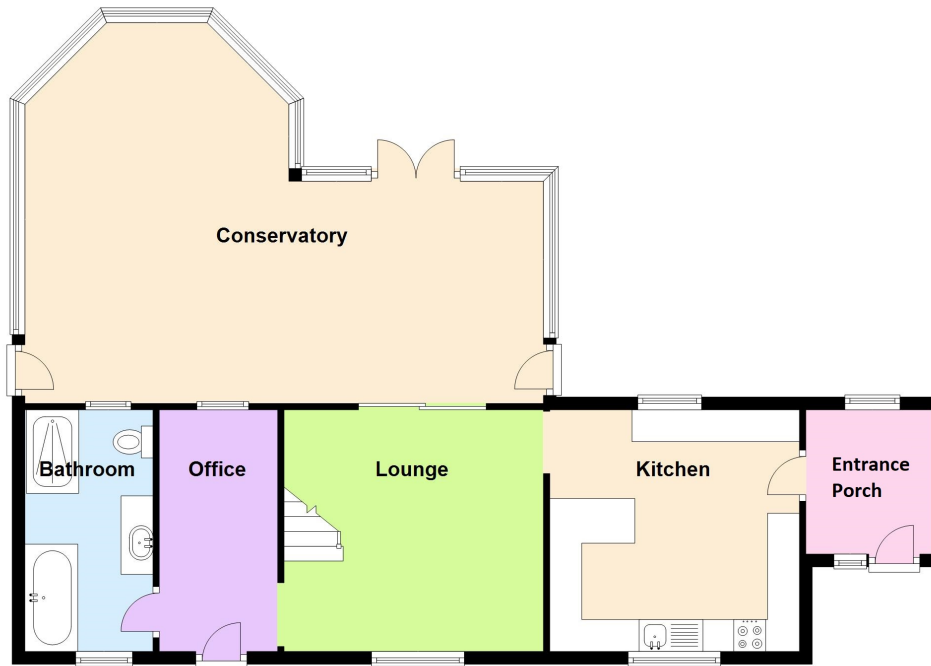
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.

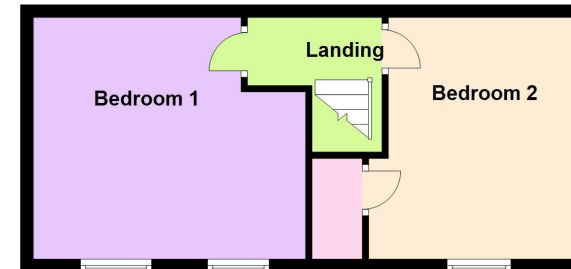


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Ground Floor
Approx. 88.3 sq. metres (950.9 sq. feet)



First Floor
Approx. 32.1 sq. metres (345.3 sq. feet)



Total area: approx. 120.4 sq. metres (1296.2 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 100 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 31 | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |