



**£375,000**

Toadlands Farm, Gypsey Drove, Friskney, Boston, Lincolnshire PE22 8PR

**SHARMAN BURGESS**



**Toadlands Farm, Gypsey Drove, Friskney,  
Boston, Lincolnshire PE22 8PR  
£375,000 Freehold**

**ACCOMMODATION**

**ENTRANCE LOBBY**

Having partially obscure glazed front entrance door, ceiling light point, access to loft space, sliding door to: -

**UTILITY AREA**

6' 2" x 5' 6" (1.88m x 1.68m)

Having window to front elevation, wall mounted coat hooks, access to loft space, ceiling light point, counter top, plumbing for automatic washing machine, base level storage unit, space for condensing tumble dryer, open plan through to: -

**REAR ENTRANCE/SUN ROOM**

10' 0" x 10' 5" (3.05m x 3.17m)

Having window to side elevation, French doors leading to the rear garden, additional partially obscure glazed entrance door, radiator, ceiling light point.

An extremely well presented, detached former farmhouse situated within an idyllic countryside location, enjoying a plot size approaching 1.5 ACRES (s.t.s) and includes a fantastic large level paddock to the rear. Accommodation comprises an entrance lobby, lounge with fitted multi-fuel burner, large conservatory, kitchen diner, ground floor bathroom, sun room/rear entrance, utility room and three well proportioned bedrooms to the first floor, with two being of an especially favourable size. Externally, the house enjoys its own domestic gardens with Indian Sandstone paved patio seating area and the aforementioned paddock situated beyond. The property is offered for sale with NO ONWARD CHAIN and further benefits include uPVC double glazing and oil central heating.



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#### INNER HALL

Having staircase leading off, radiator, coved cornice, ceiling light point, wall mounted door chimes, under stairs Pantry with wall mounted shelving and window to front elevation within.

#### KITCHEN DINER

11' 10" x 10' 0" (maximum including chimney breast) (3.61m x 3.05m)  
Having roll edge work surfaces with tiled splashbacks, sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated electric oven and grill, four ring electric hob and illuminated stainless steel recirculation extractor above, window to rear elevation, coved cornice, ceiling light point, radiator.

#### LOUNGE

13' 10" (maximum including chimney breast) x 12' 0" (4.22m x 3.66m)  
Having a feature fitted Woodwarm 9kw multi-fuel burner with fitted hearth, exposed brickwork inset and display mantle. Radiator, coved cornice, ceiling light point, window to rear elevation, door to: -

#### CONSERVATORY

17' 1" x 12' 0" (5.21m x 3.66m)  
Of brick and uPVC double glazed construction with polycarbonate roof. Having ceiling light point incorporating fan, two radiators, French doors leading to the rear garden.

#### GROUND FLOOR BATHROOM

9' 8" (maximum) x 5' 8" (maximum) (2.95m x 1.73m)  
Being fitted with a modern suite comprising push button WC, pedestal wash hand basin, panelled bath with wall mounted mains fed shower above and concertina shower screen, tiled floor, extended tiled splashbacks, heated towel rail, coved cornice, ceiling light point, obscure glazed window to front elevation, airing cupboard housing the hot water cylinder and slatted linen shelving within.

#### FIRST FLOOR LANDING

Having window to front elevation, radiator, access to loft space.



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### BEDROOM ONE

15' 2" x 10' 0" (maximum including chimney breast) (4.62m x 3.05m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, built-in over stairs storage cupboard.

### BEDROOM TWO

13' 10" (maximum) x 11' 0" (maximum including entrance area) (4.22m x 3.35m)

Having two windows to rear elevation, radiator, coved cornice, ceiling light point.

### BEDROOM THREE

9' 4" x 8' 9" (2.84m x 2.67m)

Having window to front elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within and overhead storage locker, additional built-in single wardrobe with shelving within and overhead storage locker.

### EXTERIOR

The property enjoys a plot size approaching 1.5 Acres (s.t.s) and is initially approached via a five bar gate leading to a gravelled hardstanding driveway which provides off road parking. There is a section of lawn beyond, with additional five bar gate leading to the large paddock which is laid to level grassland. The house itself benefits from domestic gardens which comprise an Indian Sandstone paved patio seating area providing ideal entertaining space, leading to the remainder of the gardens which are predominantly laid to lawn, with flower and shrub borders. From the driveway, a gravelled pathway leads to the property's front entrance door. There are also lawned front gardens, with hedging to the front boundary.

### ADJOINING BOILER ROOM AND WOOD STORE

Housing the Boulter Classic floor mounted oil central heating boiler.

### OUTSIDE WC

Having high cistern WC, wall light point and cold water tap within.

### LEAN-TO STORE

Housing the oil tank.

### SERVICES

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

### REFERENCE

05012026/29132623/STA





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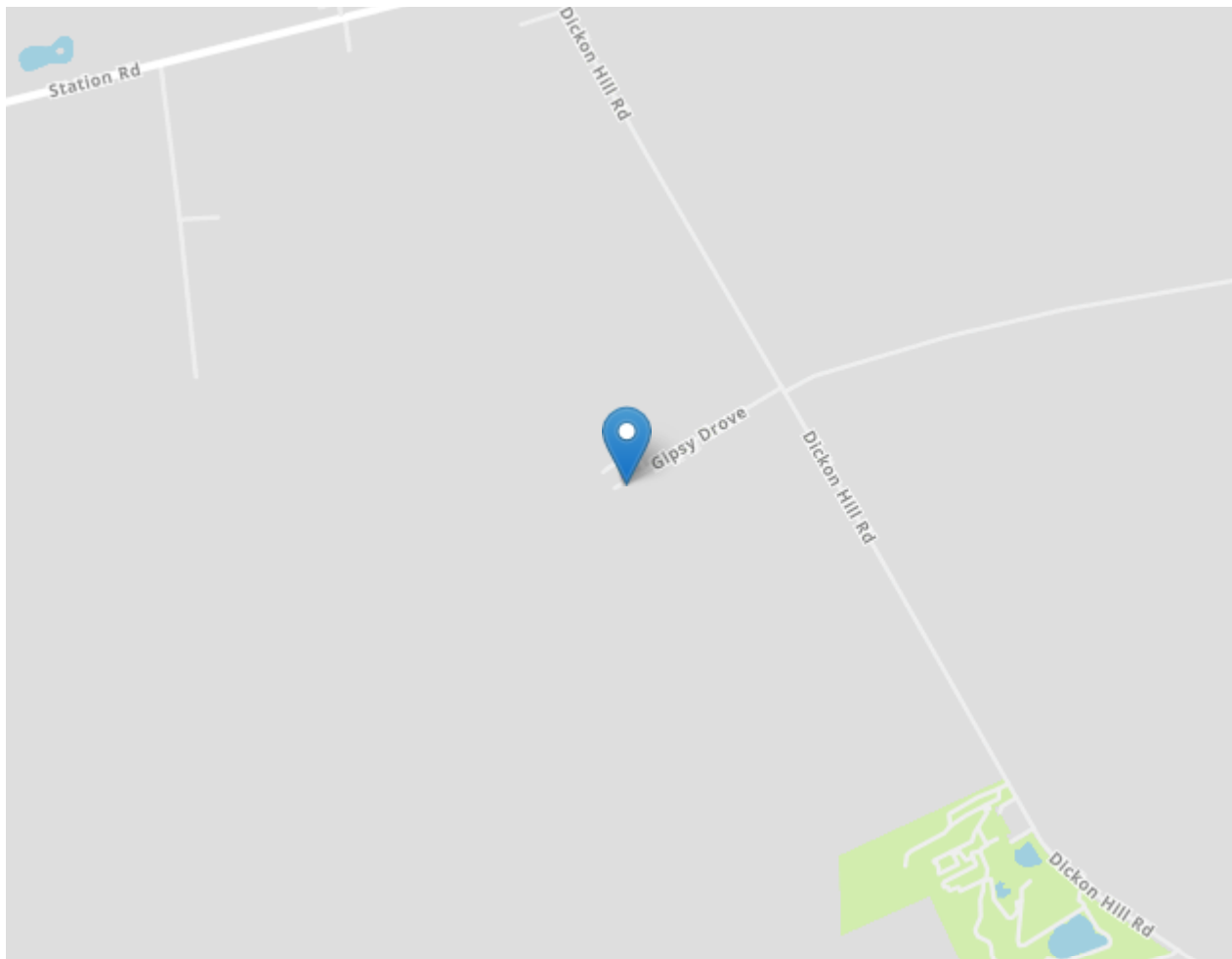
## AGENT'S NOTES

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.

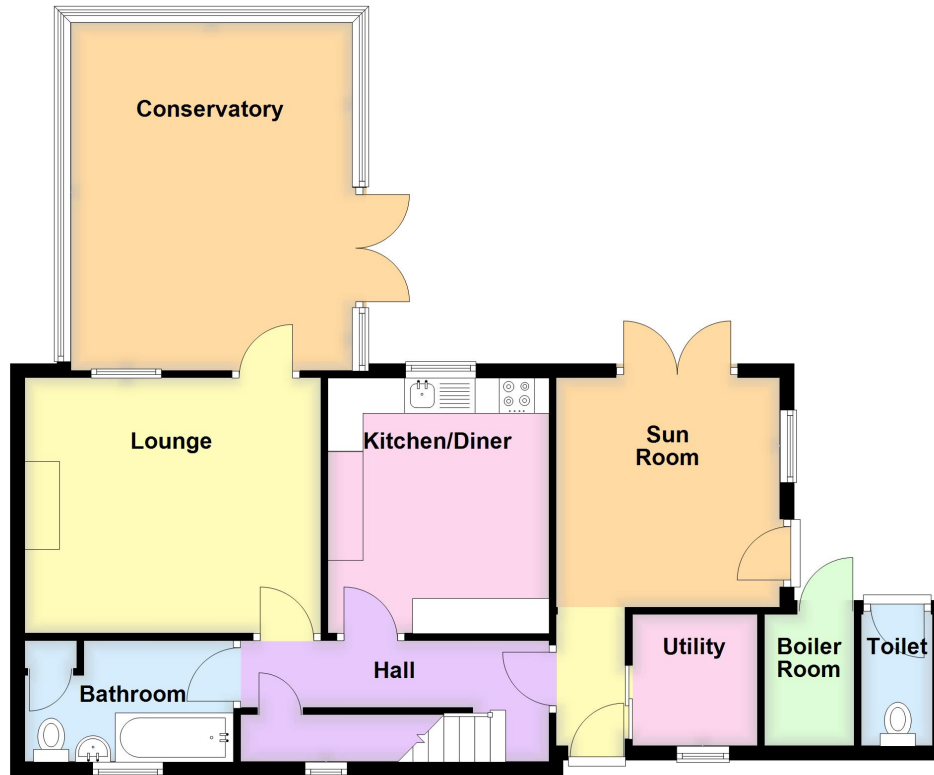


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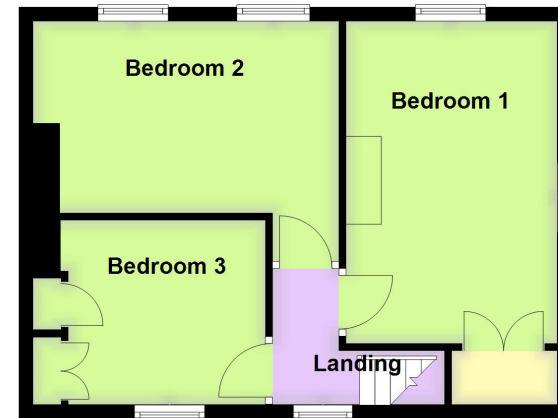
## Ground Floor

Approx. 82.3 sq. metres (885.4 sq. feet)



## First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 123.0 sq. metres (1324.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	