



£399,950

Chimneys, Northlands Lane, Sibsey, Boston, Lincolnshire PE22 0UD

SHARMAN BURGESS

**Chimneys, Northlands Lane, Sibsey, Boston,
Lincolnshire PE22 0UD
£399,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door with coloured glass and leaded light detailing, window to side aspect, staircase leading off, two radiators, two ceiling light points, door to rear garden.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin with mixer tap, push button WC, fully tiled walls, tiled floor, ceiling light points, extractor fan, heated towel rail.

A large well presented detached home situated on a substantial plot totalling approximately one third of an Acre (s.t.s). The property benefits from a ground source heat pump and 16 solar panels making the property an extremely cost efficient place to live. Accommodation comprises an entrance hall, ground floor cloakroom, lounge, dining room, study, large kitchen with integrated appliances and a utility room. To the first floor arranged off a landing are five bedrooms, with bedroom one having a walk-in wardrobe and en-suite wet room. There is also a four piece family bathroom to the first floor. Further benefits include a larger than average detached garage/workshop situated within the grounds. The property sits within a popular village location, enjoys views over open farmland to the rear and is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS

KITCHEN

11' 7" (maximum) x 16' 9" (maximum) (3.53m x 5.11m)
Having counter tops with inset one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units and wall units, integrated dishwasher, four ring electric hob with illuminated wall mounted extractor above, waist height integrated double oven and grill, integrated microwave oven, base level drinks fridge, space for American style fridge freezer, dual aspect windows, obscure glazed entrance door, tiled floor, radiator, ceiling recessed lighting.

UTILITY ROOM

Having counter top, plumbing for automatic washing machine, base level storage unit, wall unit and fitted larder style unit, tiled floor, ceiling light point, window to rear aspect, wall mounted electric fuse box, central heating boiler for the ground source heat pump.

DINING ROOM

12' 1" (maximum) mx 14' 9" (maximum) (3.68m x 4.50m)
Having dual aspect windows, radiator, ceiling light point, feature open fireplace with tiled hearth and display surround.

LOUNGE

16' 9" (maximum) x 12' 7" (maximum) (5.11m x 3.84m)
Having dual aspect windows, double doors leading out to the garden, two radiators, coved cornice, ceiling light point, additional wall light points, TV aerial point, fitted log burner with inset and hearth and display surround.



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STUDY

8' 4" (maximum) x 13' 4" (maximum) (2.54m x 4.06m)
Having window to rear aspect, radiator, ceiling light point.

FIRST FLOOR LANDING

Having two windows to rear aspect, two ceiling light points, wall mounted central heating thermostat, two radiators, access to roof space (which the vendor informs the agent is boarded to the majority and served by lighting and additional storage), airing cupboard with slatted linen shelving within and housing the controls for the roof mounted solar panels.

BEDROOM ONE

16' 3" (maximum) x 11' 7" (maximum) (4.95m x 3.53m)
Having dual aspect windows, two radiators, ceiling light points, walk-in wardrobe with hanging rails and lighting within.

EN-SUITE WET ROOM

Being fitted with a wall mounted mains fed shower with further hand held shower attachment, corner push button WC, wall mounted wash hand basin with mixer tap, tiled floor, fully tiled walls, extractor fan, ceiling recessed lighting, partially obscure glazed window, electric shaver point, heated towel rail.

BEDROOM TWO

13' 10" (maximum) x 8' 4" (maximum) (4.22m x 2.54m)
Having dual aspect windows, radiator, ceiling light point.

BEDROOM THREE

13' 10" (maximum) x 8' 0" (maximum with reduced head height) (4.22m x 2.44m)
Having ceiling light point, radiator, window to side aspect, wood effect laminate flooring.





BEDROOM FOUR

12' 2" (maximum) x 9' 5" (maximum with reduced height and including entrance area) (3.71m x 2.87m)

Having window to side aspect, radiator, ceiling light point.

BEDROOM FIVE

12' 0" (maximum) x 8' 3" (maximum with reduced head height) (3.66m x 2.51m)

Having radiator, ceiling light point, Velux window.

FAMILY BATHROOM

12' 7" (maximum) x 7' 2" (maximum with reduced head height) (3.84m x 2.18m)

Having push button WC, pedestal wash hand basin with mixer tap, panelled bath, shower cubicle with wall mounted mains fed shower within, extended tiled splashbacks, electric shaver point, ceiling light point, extractor fan, radiator, partially obscure glazed window.

EXTERIOR

The property sits on a plot size of approximately one third of an Acre (s.t.s) and is approached over a large shared driveway which provides initial access to the property and private gravelled driveway beyond, which in turn provides ample off road parking for numerous vehicles as well as access to the: -



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DETACHED GARAGE/WORKSHOP

21' 8" x 11' 2" (6.60m x 3.40m)

Having up and door, window to rear aspect, personnel door, wall mounted storage units, counter top, base units, served by power and lighting.

The garden initially comprises a paved patio seating area leading to the remainder which is predominantly laid to lawn and benefits from a variety of established plants, shrubs and trees. The garden is enclosed to the majority by a mixture of fencing and hedging. Within the garden is a sunken Koi pond served by power and pump. The garden also houses a dog kennel and two timber storage sheds and is served by external tap and lighting.

SERVICES

Mains water and drainage are connected to the property. The property is served by ground source heat pump central heating. There are 16 owned solar panels which are on a feeding tariff and provide the property with low cost electricity.

REFERENCE

05042024/25520033/CAS



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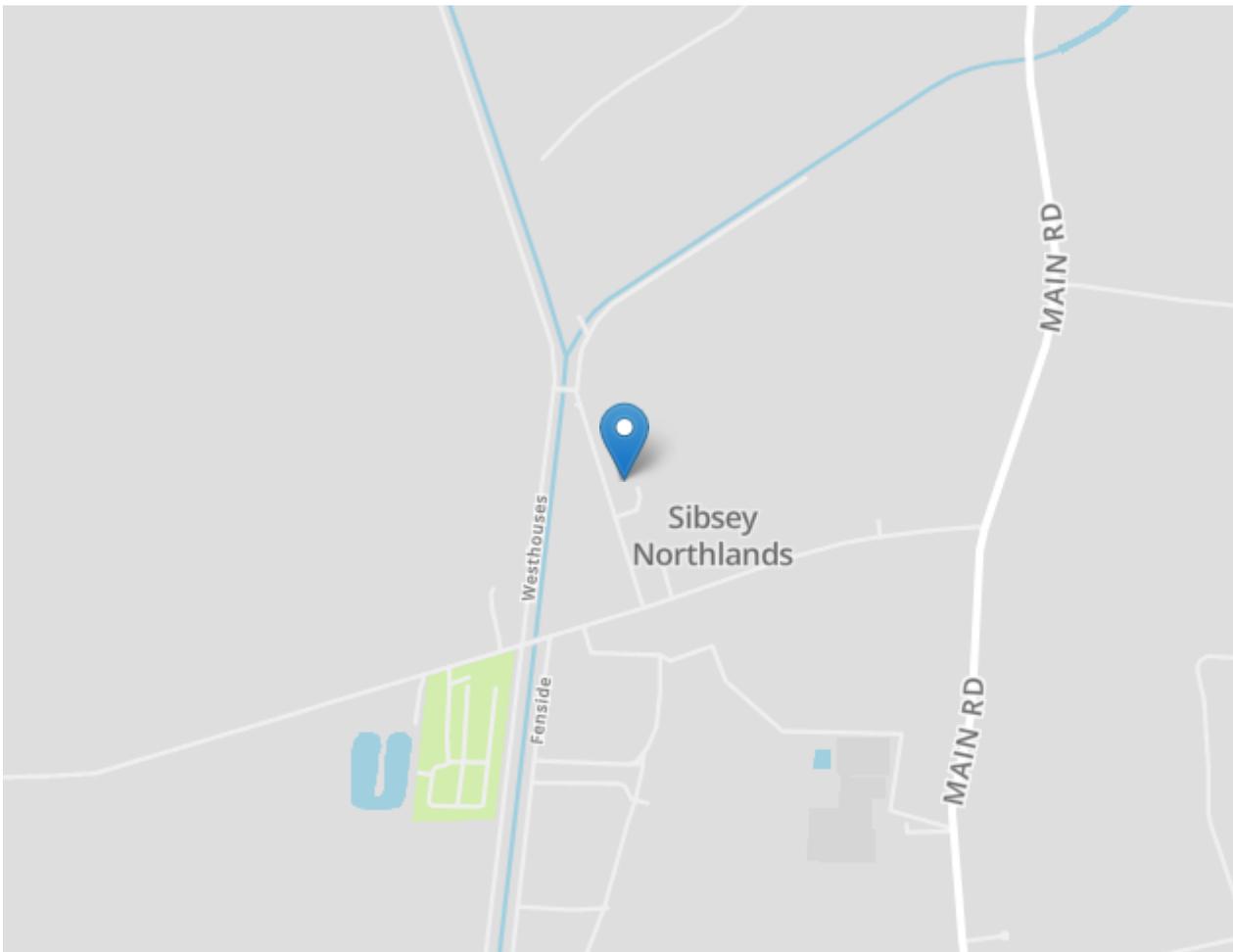
AGENT'S NOTES

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.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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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. 83.8 sq. metres (901.8 sq. feet)



First Floor
Approx. 84.0 sq. metres (904.2 sq. feet)



Total area: approx. 167.8 sq. metres (1806.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC