



£125,000

Eastwood Cottage, Main Road, Holland Fen, Lincoln LN4 4QH

SHARMAN BURGESS

**Eastwood Cottage, Main Road, Holland Fen,
Lincoln LN4 4QH
£125,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a glazed side entrance door and light point.

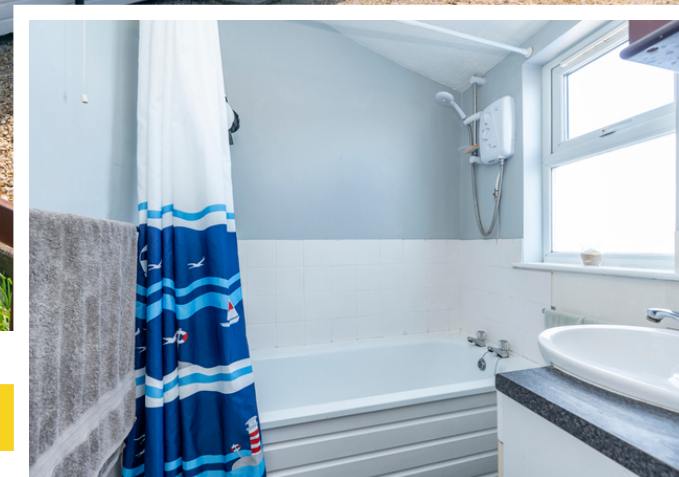
BATHROOM

Being fitted with a two piece suite comprising wash hand basin with vanity unit, bath with wall mounted electric shower above, ceiling light point, obscure glazed window, wall mounted Dimplex electric heater.

SEPARATE WC

Having WC, walls tiled to approximately half height, wall light point.

Situated in a rural position and enjoying views of open arable farmland to the front and rear, this country cottage has accommodation comprising entrance hall, ground floor two piece bathroom with separate WC, kitchen diner, lounge and two bedrooms to the first floor. Further benefits include a driveway, low maintenance gardens and fantastic open views. The property is offered for sale with NO ONWARD CHAIN.



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KITCHEN

12' 9" x 11' 3" (3.89m x 3.43m) (maximum measurements including chimney breast).

Having stainless steel sink and drainer, tiled splash backs, base level storage units and corner display shelving, matching eye level wall units, space for electric cooker, wall mounted fume extractor fan, space for standard height fridge or freezer, two windows to rear elevation overlooking open arable farmland, wall mounted Dimplex electric heater, ceiling mounted spotlights and a further light point.

LOUNGE

12' 0" x 11' 10" (3.66m x 3.61m) (maximum measurement including chimney breast)

Having window to front elevation, wall mounted electric radiator, TV aerial point, ceiling light point, Clearview fitted multi-fuel burner with tiled hearth and decorative exposed brickwork surround.

FIRST FLOOR LANDING

Having window to side elevation, wall mounted Dimplex heater.

BEDROOM ONE

11' 11" x 11' 10" (3.63m x 3.61m)

Having window to front elevation, ceiling light point, access to roof space.

BEDROOM TWO

6' 8" (maximum with reduced head height) x 7' 4" (2.03m x 2.24m)

Having window to rear elevation, wood effect laminate flooring, wall light point.



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EXTERIOR

The property has gated access leading to the gravelled driveway providing off road parking.

To the rear of the property is a split level low maintenance garden comprising a paved patio seating area and raised flower and shrub beds and borders. The garden is enclosed by a mixture of wall and fencing and served by outside tap and lighting.

ADJOINING UTILITY

Having roll edge work surface, plumbing for automatic washing machine, space for standard height fridge or freezer, ceiling fluorescent strip light, served by power.

AGENTS NOTE

Please note the closest amenity is Langrick Bridge Stores, which incorporates a post office, general groceries and filling station. The Stores are approximately 2.5 miles from this property.

SERVICES

Mains water and electricity are connected. Cess pit drainage. The heating is provided by wall mounted electric heaters and a multi fuel burner in the lounge.

REFERENCE

16042025/28984655/JON



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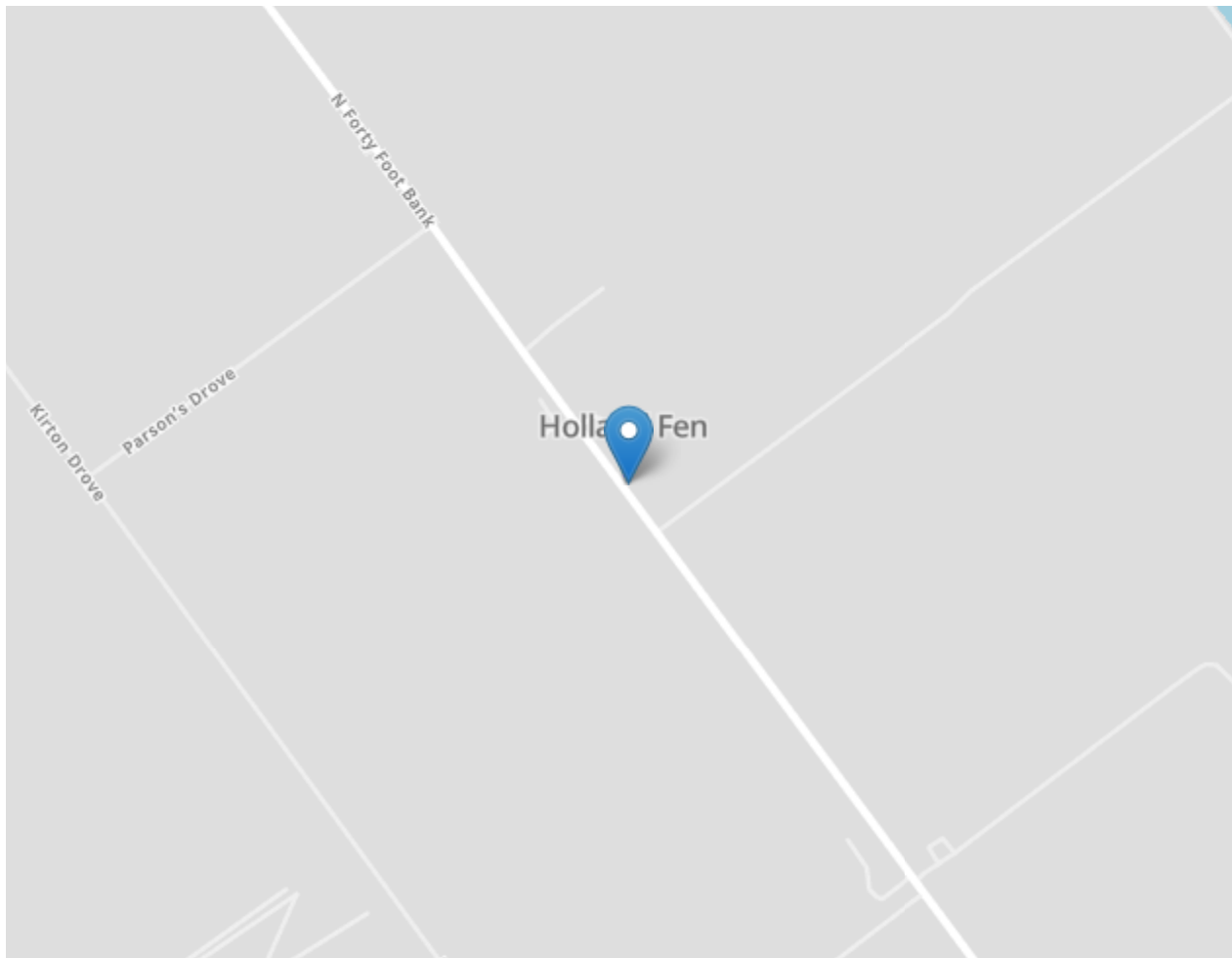
AGENT'S NOTES

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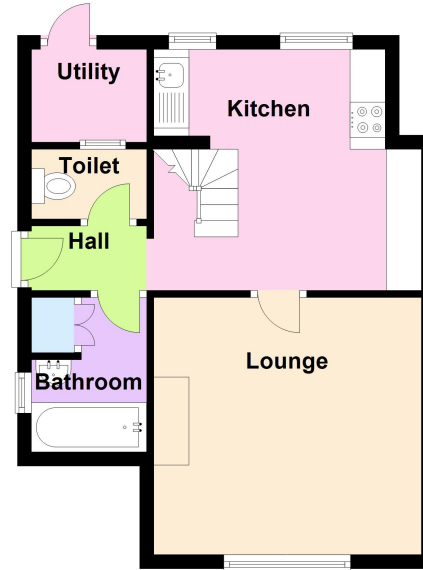
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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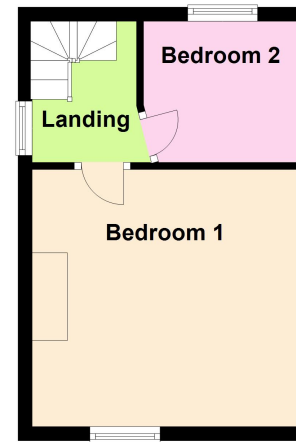
Ground Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



First Floor

Approx. 22.0 sq. metres (236.4 sq. feet)



Total area: approx. 58.6 sq. metres (630.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	