



£295,000

Campina, Church Road, Freiston, Boston, Lincolnshire PE22 0NX

SHARMAN BURGESS

**Campina, Church Road, Freiston, Boston,
Lincolnshire PE22 0NX
£295,000 Freehold**

ACCOMMODATION

ENTRANCE CONSERVATORY

10' 11" (maximum) x 7' 7" (maximum into entrance area) (3.33m x 2.31m)

With front entrance door, dual aspect windows, space for condensing tumble dryer with work surface above, wood laminate flooring, polycarbonate roof, door to: -

INNER HALLWAY

With two ceiling light points, access to loft space which is served by a loft ladder and boarded to the majority, boiler cupboard housing Vaillant gas central heating boiler and slatted linen shelving within.

A great sized detached bungalow situated in a fantastic location with farmland views to both the front and rear. Accommodation comprises an entrance conservatory, inner hallway, spacious living room with bay window, open plan living kitchen with central island, additional conservatory, a four piece family bathroom and three bedrooms, with bedroom three ideally suited as an office or study. The property benefits from gas central heating, uPVC double glazing, large driveway and extremely well tended gardens extending to the rear.



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LIVING ROOM

21' 6" (maximum) x 14' 4" (maximum excluding bay window)
(6.55m x 4.37m)

With large feature bay window to front aspect, radiator, coved cornice, two ceiling light points, TV aerial point, fireplace with fitted hearth and display surround and electric log effect burner (included in the sale).

OPEN PLAN LIVING KITCHEN

17' 0" (maximum) x 16' 2" (5.18m x 4.93m)

A large spacious room comprising roll edge work surfaces with matching upstands, inset ceramic sink and drainer with mixer tap, range of base level storage units, drawer units and matching wall mounted units, plumbing for automatic washing machine, plumbing for dishwasher, electric cooker (included in the sale) with wall mounted stainless steel extractor above, space for American style fridge freezer, central island providing further storage and a breakfast bar, windows to front and rear, two ceiling light points, ceiling recessed lighting, radiator, sliding patio doors to: -

CONSERVATORY

12' 8" x 17' 1" (3.86m x 5.21m)

Of uPVC double glazed construction with glazed roof. Having sliding patio doors leading to the garden, wall mounted lighting, radiator.

BEDROOM ONE

11' 10" (maximum) x 11' 1" (maximum) (3.61m x 3.38m)

Radiator, dado rail, coved cornice, ceiling light point with ornamental ceiling rose, sliding patio doors leading to the garden, sliding door to walk-in wardrobe with hanging rails and shelving, further sliding door to: -



**SHARMAN
BURGESS** Est 1996

EN-SUITE CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, ceiling recessed lighting, obscure glazed window to side aspect.

BEDROOM TWO

10' 4" x 9' 3" (3.15m x 2.82m)

With window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE/OFFICE

6' 10" x 5' 10" (2.08m x 1.78m)

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

FAMILY BATHROOM

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

A large family bathroom comprising wash hand basin with vanity unit beneath, shower cubicle with mains fed shower with hand held shower attachment within and fitted shower screen, WC with concealed cistern, bath with mixer tap and handheld shower attachment, tiled floor with electric underfloor heating, electric shaver point, ceiling recessed lighting, additional ceiling light point, obscure glazed window to side aspect.

EXTERIOR

To the front is a large resin driveway providing off road parking and hardstanding for numerous vehicles, lawned garden with beds and borders containing plants and shrubs, low level wall with wrought iron detailing to the front boundary. The front of the property is served by outside lighting. Side gated access leads to the:-

REAR GARDEN

Initially comprising a raised decked seating area leading to remainder which is predominantly laid to lawn with flower and shrub borders. There is an additional paved patio and the garden is fully enclosed by fencing, served by outside tap, power and lighting. The garden also houses a timber garden shed split into two sections providing storage.

SERVICES

Mains gas, electricity, water and drainage are connected. Owned solar panels provide a 'feed-in' tariff with quarterly payments and reduced electricity bills, transferable to the new owner.

REFERENCE

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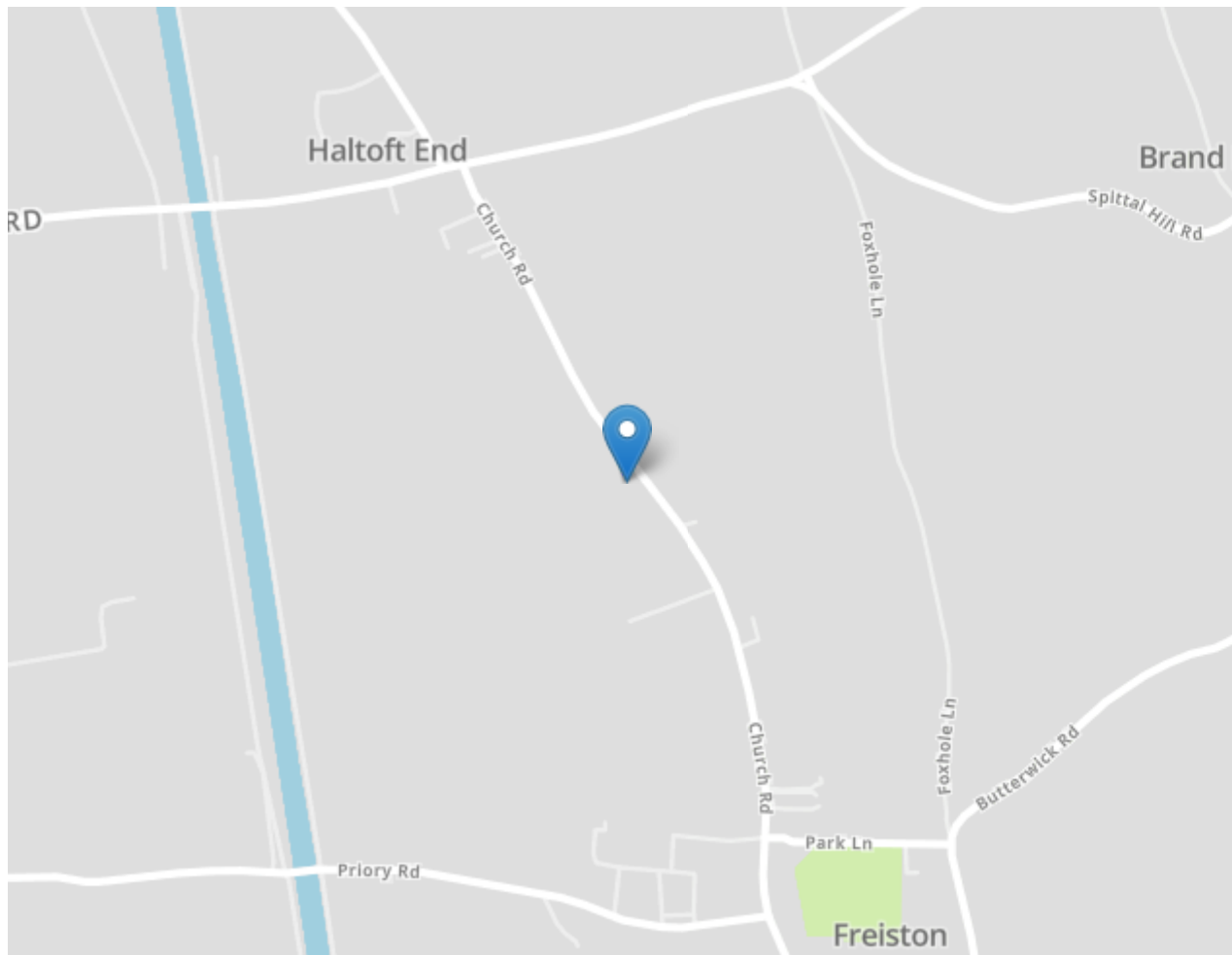
AGENT'S NOTES

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. 129.9 sq. metres (1397.7 sq. feet)



Total area: approx. 129.9 sq. metres (1397.7 sq. feet)



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

