



£335,000

Methwold, Lineside, Amber Hill, Boston, Lincolnshire PE20 3RA

SHARMAN BURGESS

**Methwold, Lineside, Amber Hill, Boston,
Lincolnshire PE20 3RA
£335,000 Freehold**

ACCOMMODATION

FRONT ENTRANCE CONSERVATORY

10' 4" x 9' 7" (3.15m x 2.92m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having front entrance door, served by power, wall mounted lighting, tiled floor, door to kitchen, door through to: -

BOOT/BOILER ROOM

13' 8" x 10' 6" (4.17m x 3.20m)

Having counter tops, sink and drainer with mixer tap, base level storage units, window to side elevation, space for chest freezer, ceiling light point, floor mounted Grant oil central heating boiler.



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KITCHEN

13' 8" (maximum) x 9' 1" (4.17m x 2.77m)

Being fitted with a modern, well appointed kitchen comprising counter tops, one and half bowl 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 with glass splashback and illuminated fume extractor above, space for twin height fridge freezer, integrated dishwasher, low level kickboard electric heater, dual aspect windows, tiled floor, coved cornice, ceiling recessed lighting, door to dining room, door to:-

UTILITY ROOM

7' 2" x 5' 10" (2.18m x 1.78m)

Having plumbing for automatic washing machine, tiled floor, window to side elevation, ceiling light point.

SHOWER ROOM

6' 0" x 7' 5" (1.83m x 2.26m)

Being fitted with three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted Aqualisa electric shower within and fitted shower screen, tiled floor, fully tiled walls, heated towel rail, ceiling light point, extractor fan, obscure glazed window to side elevation.



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DINING ROOM

14' 7" x 13' 2" (4.45m x 4.01m)

Having window to side elevation, radiator, ceiling light point, overhead storage cupboard with shelving within, feature electric fireplace with decorative tiled inset and hearth and display mantle, door to inner hallway.

SIDE ENTRANCE PORCH

Having obscure glazed window to either side and obscure glazed side entrance door.

LOUNGE

15' 2" (maximum including chimney breast) x 12' 3" (4.62m x 3.73m)

Having exposed wooden floor, window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point, fitted log burner with tiled surround and hearth and display mantle above.

INNER HALLWAY

Having access to loft space, radiator, ceiling light point, built-in storage cupboards, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

13' 6" (maximum) x 12' 2" (maximum) (4.11m x 3.71m)

Having window to front elevation, radiator, ceiling light point.

EN-SUITE BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, panelled bath, obscure glazed window to side elevation, heated towel rail, ceiling light point.



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BEDROOM TWO

13' 4" (maximum) x 9' 11" (maximum) (4.06m x 3.02m)
Having window to side elevation, radiator, ceiling light point.

BEDROOM THREE

10' 0" x 9' 9" (3.05m x 2.97m)
Having window to side elevation, radiator, ceiling light point.

EXTERIOR

The property benefits from a large plot size of approximately 1.5 Acres (s.t.s) and is initially accessed over a concrete driveway, which provides off road parking as well as vehicular access to the larger than average detached garage. Wrought iron gates leads to a section of front and side gardens. The front garden is laid to lawn, with mature flower and shrub borders, a pedestrian hand gate leads to the roadside and there is hedging to the front boundary. The side garden is also predominantly laid to lawn and interspersed with a variety of plants, shrubs and trees. There is a section which is currently used for the cultivation of vegetables with a timber garden shed, two greenhouses and a summerhouse, which are to be included within the sale. A pave patio area provides seating space, with gated access leading to the rear.

DETACHED GARAGE

18' 8" x 14' 4" (5.69m x 4.37m)
Having electric up and over door, served by power and lighting.



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REAR GARDEN

Being laid to large sections of lawn, with flower, shrub and herb borders. The garden houses a polytunnel, a section of fruit trees and former stables (in need of repair). The garden continues through double five bar gates to an additional outbuilding with concrete base, which has previously been used as stabling. A paddock area beyond then continues to a further section of wild garden lined with fencing and hawthorn hedging and maintained walkway through.

SERVICES

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

REFERENCE

02092025/29470956/CAM



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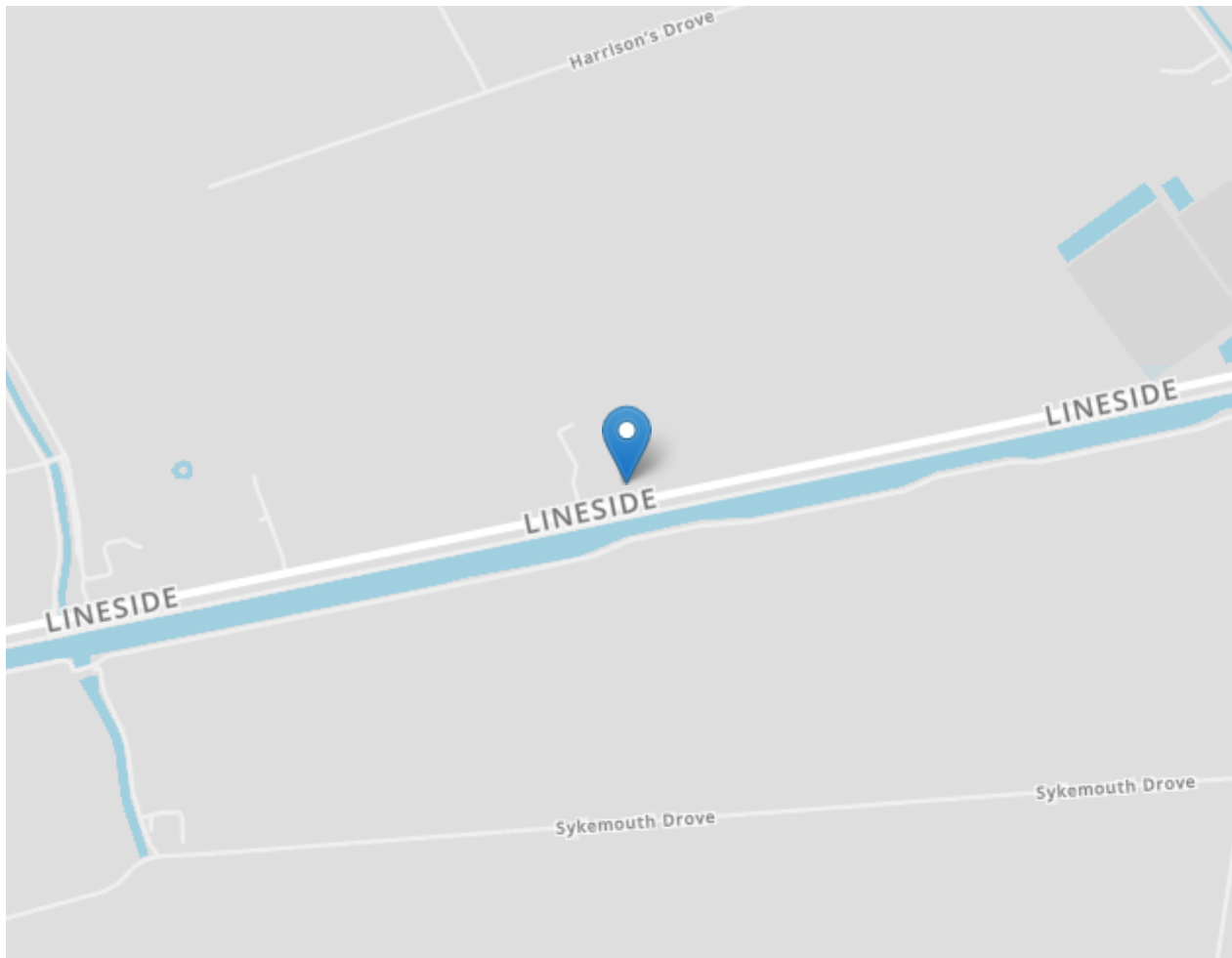
AGENT'S NOTES

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.

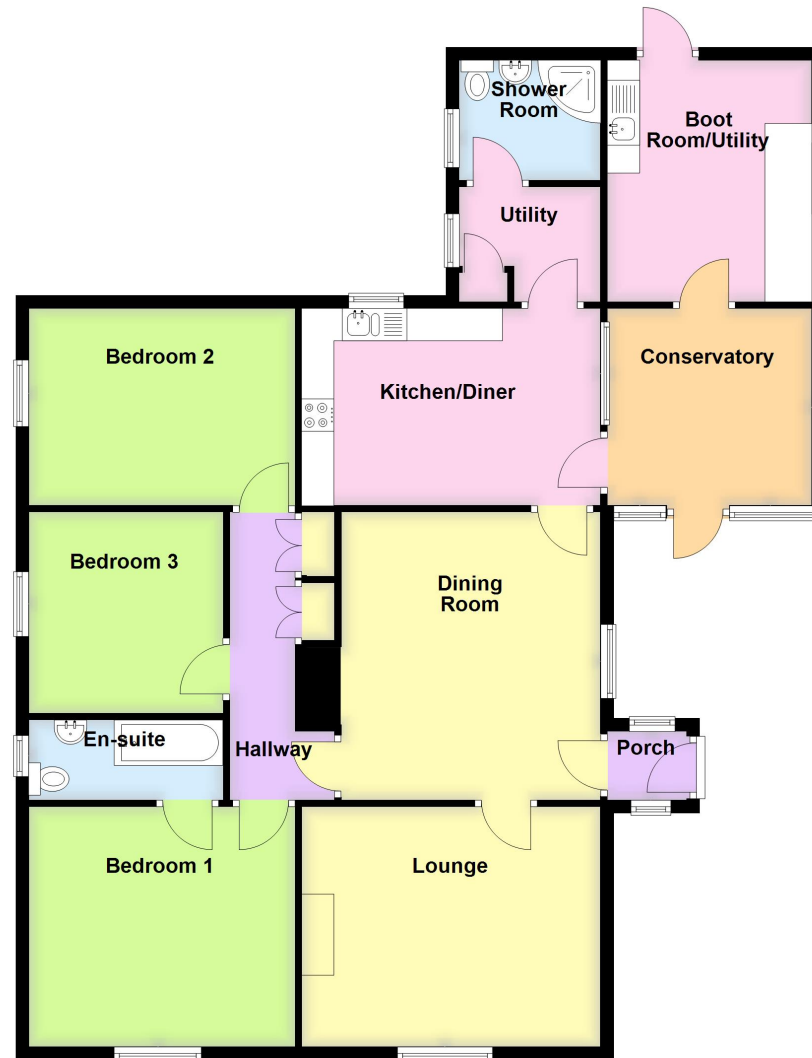
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

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. 132.8 sq. metres (1429.3 sq. feet)



Total area: approx. 132.8 sq. metres (1429.3 sq. feet)

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