



£265,000

The Cottage, Spittal Hill Road, Freiston, Boston, Lincolnshire PE22 0PA

SHARMAN BURGESS

**The Cottage, Spittal Hill Road, Freiston,
Boston, Lincolnshire PE22 0PA
£265,000 Freehold**

ACCOMMODATION

KITCHEN

8' 4" x 9' 1" (2.54m x 2.77m)

Having partially obscure glazed front entrance door, counter tops with inset stainless steel sink and drainer, range of base level storage units, drawer units and matching eye level wall units, plumbing for washing machine, space for standard height fridge or freezer, integrated electric oven and grill, four ring electric hob with fume extractor above, tiled floor, fully tiled walls, dual aspect windows.

A detached family home with NO NEAR NEIGHBOURS situated on a plot size approaching 0.2 Acres (s.t.s) on the outskirts of the popular village of Freiston. Accommodation comprises a modern kitchen, dining room with dual fuel burner, lounge with open fireplace, three bedrooms to the first floor and a family bathroom. Further benefits include a brick built former garage/store, driveway and beautifully maintained gardens that surround the majority of the property.



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INNER LOBBY

9' 9" x 5' 11" (2.97m x 1.80m)

Having wood effect laminate flooring, ceiling light point, under stairs storage cupboard with shelving and wall mounted coat hooks within.

LARGE WALK-IN PANTRY

7' 3" x 6' 4" (2.21m x 1.93m)

Having wood effect laminate flooring, ceiling light point, window to side elevation, wall mounted shelving.

DINING ROOM

9' 2" (maximum) x 9' 10" (maximum) (2.79m x 3.00m)

Having wood effect laminate flooring, radiator, coved cornice, ceiling light point, window, chimney breast with stone hearth and exposed brickwork surround with inset dual fuel burner, built-in storage to either side of chimney breast, archway through to: -

LOUNGE

11' 10" (maximum) x 13' 10" (maximum including chimney breast) (3.61m x 4.22m)

Having window, wood effect laminate flooring, dado rail, coved cornice, ceiling light point, TV aerial point, open fireplace with tiled hearth and exposed brickwork surround and solid fuel back boiler which heats the radiators.

ENTRANCE LOBBY

With wall mounted cupboard housing the electric fuse box, obscure glazed entrance door.

FIRST FLOOR LANDING

Having window, coved cornice, ceiling light point, radiator.



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BEDROOM ONE

11' 7" (maximum) x 12' 0" (maximum) (3.53m x 3.66m)

Having window overlooking the garden, radiator, coved cornice, ceiling light point.

BEDROOM TWO

12' 1" x 8' 9" (3.68m x 2.67m)

Having window overlooking the garden, wood effect laminate flooring, radiator, coved cornice, ceiling light point.

BEDROOM THREE

10' 3" (maximum) x 8' 5" (maximum) (3.12m x 2.57m)

Having window, radiator, ceiling light point, built-in airing cupboard housing the hot water cylinder with immersion heater and slatted linen shelving within.

FAMILY BATHROOM

8' 3" (maximum) x 6' 10" (maximum) (2.51m x 2.08m)

Having WC, panelled bath with wall mounted electric shower above and fitted shower screen, pedestal wash hand basin, extended tiled splashbacks, ceiling light point, obscure glazed window, over stairs storage cupboard.

EXTERIOR

The property benefits from a plot size approaching 0.2 Acres (s.t.s) and is approached over a gravelled driveway which provides ample off road parking and hardstanding as well as access to the: -

FORMER GARAGE/STORE

15' 6" x 12' 2" (4.72m x 3.71m)

Having double doors, concrete base, personnel door to rear.

GARDENS

The extremely well presented gardens are laid to sections of shaped lawns with flowering plant and shrub borders and trees. There is a raised decked seating area providing entertaining space with trellis screening. There is an enclosed paved patio seating area and lean-to store with tiled roof providing additional storage space. The gardens are served by outside tap and lighting and are enclosed by a mixture of fencing, wall and hedging.

SERVICES

Mains water and electricity are connected. The property is served by an open fire with solid fuel back boiler for central heating. Drainage is to a private system.

REFERENCE

09042025/28967238/AVI



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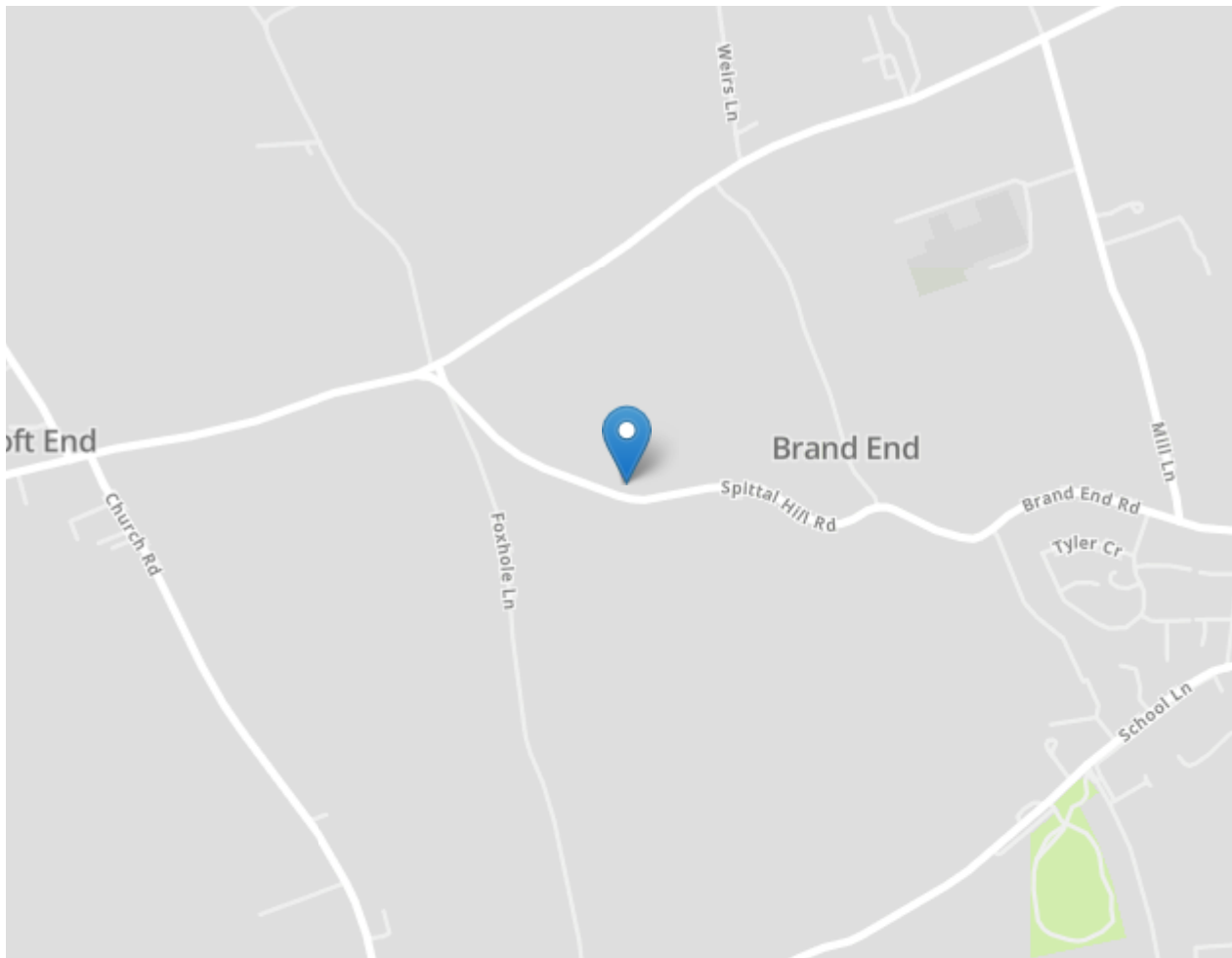
AGENT'S NOTES

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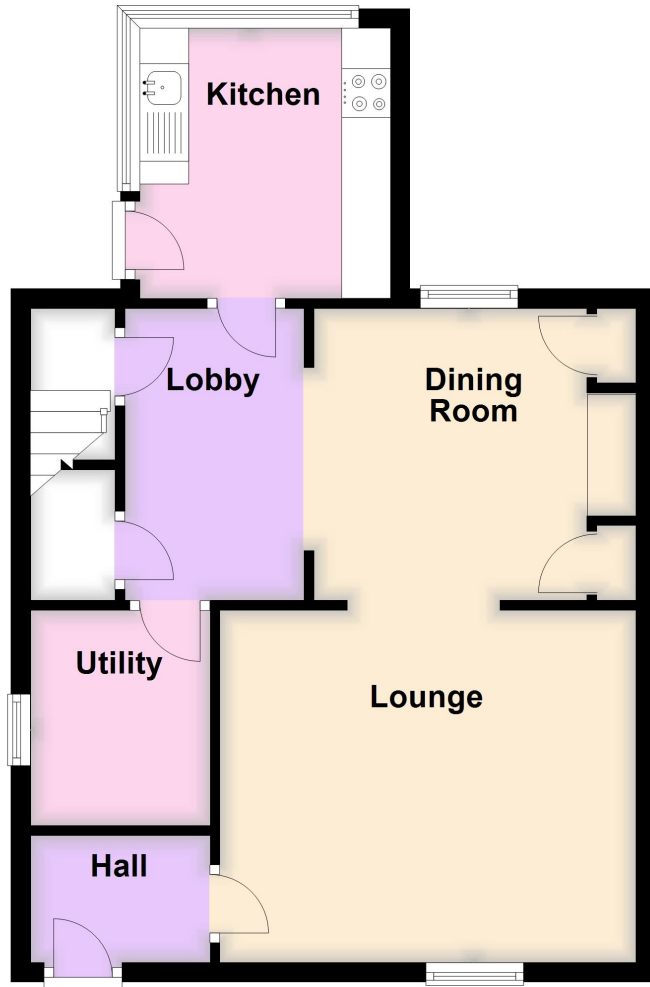
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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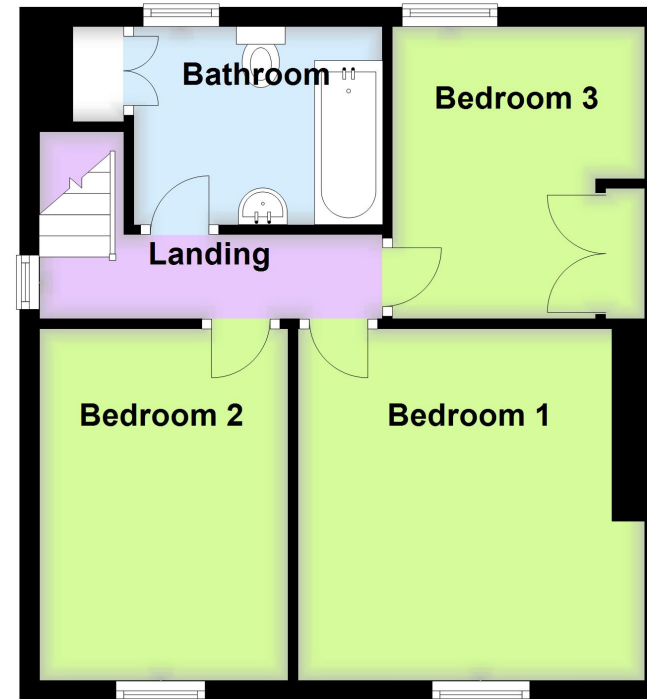
Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 90.7 sq. metres (976.0 sq. feet)

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