



**£540,000**

Carrington Court, Carrington Road, Frithville, Boston, Lincolnshire PE22 7DZ

**SHARMAN BURGESS**

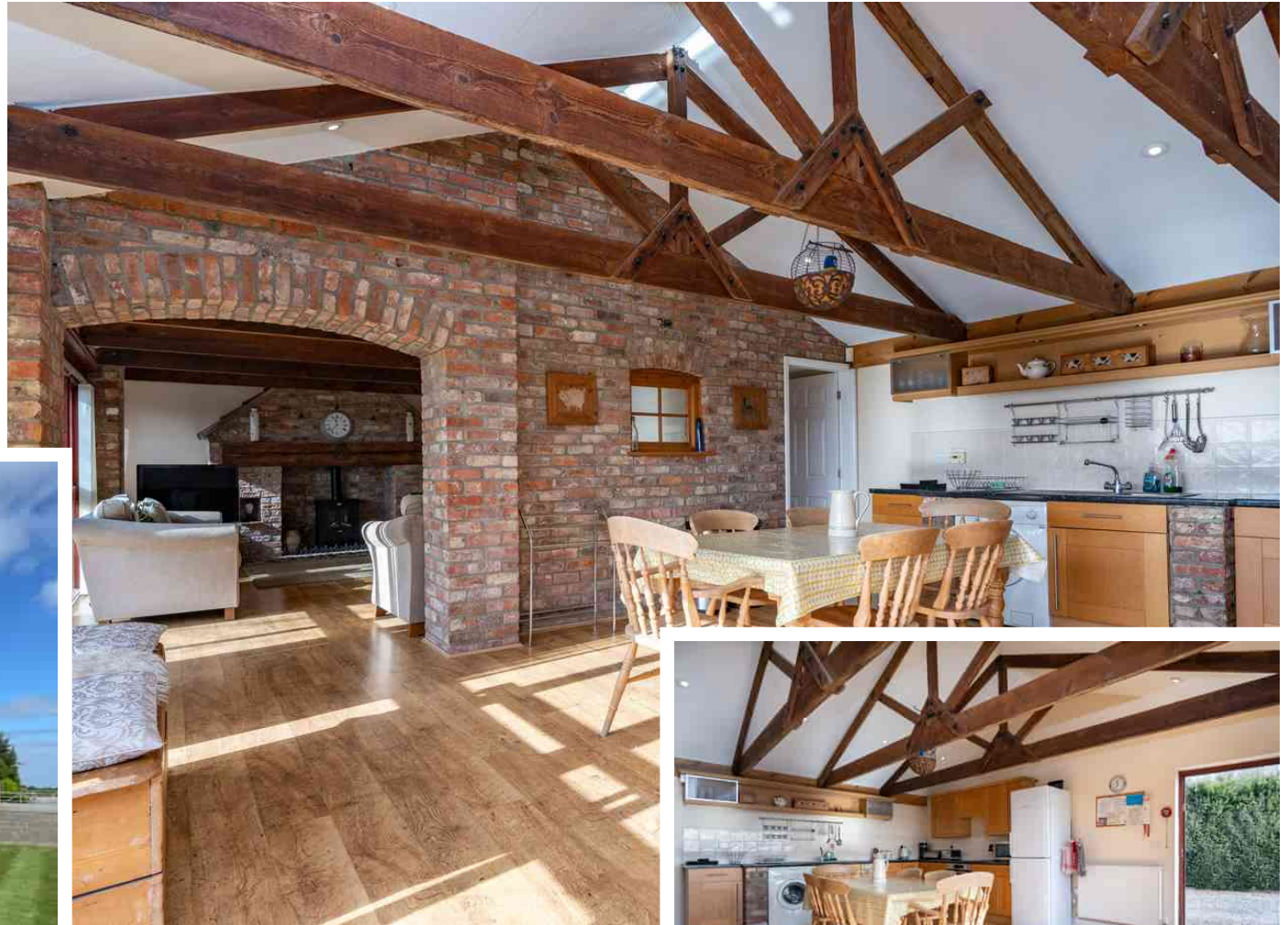
**Carrington Court, Carrington Road,  
Frithville, Boston, Lincolnshire PE22 7DZ  
£540,000 Freehold**

**ACCOMMODATION**

**WAGGONERS REST**

Having an entrance door leading into the: -

A truly unique opportunity to purchase a large barn, having been separated and converted into two fantastic homes, situated on a plot size of approximately 1.89 Acres (s.t.s) in total. The larger of the two barns enters into a open plan kitchen diner with vaulted ceiling and exposed beams and continues through to an equally spacious living room with feature fireplace. There are three bedrooms with en-suite to bedroom one and a family bathroom. The smaller of the two barns provides two bedroom accommodation, with bedroom one also having an en-suite, family bathroom, kitchen diner and a living room. The properties benefit from a large amount of hardstanding and parking space, extremely well maintained grounds including sheltered walled courtyard style gardens, with larger sections of well maintained grassland and large sunken pond with summerhouse and decked seating area. Both properties are served by oil central heating, biodisc treatment plant for sewage and are offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**

### KITCHEN DINER

14' 0" x 20' 2" (4.27m x 6.15m) (both maximum measurements)

Having a vaulted ceiling with exposed beams, wood effect laminate flooring, windows to the majority of one wall, counter tops with inset stainless steel one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and wall units, plumbing for automatic washing machine, integrated dishwasher, integrated electric oven and grill, four ring electric hob with fume extractor above, space for twin height fridge freezer, ceiling mounted lighting, radiator, exposed brickwork detailing, open plan through to living room, door through to:

### STORAGE AREA

Having counter top, base level storage unit, drawer unit, obscure glazed window, ceiling light point, wood effect laminate flooring.

### LIVING ROOM

17' 6" (maximum measurement including chimney breast) x 16' 4" (5.33m x 4.98m)

Open plan from kitchen diner. Having vaulted ceiling and exposed beams, windows to the majority of one wall, wood effect laminate flooring, ceiling recessed lighting, radiator, TV aerial point. Feature fireplace with tiled hearth, space for electric fire within, exposed brickwork chimney breast with timber display mantle.



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### INNER HALL

With wood effect laminate flooring, radiator, two ceiling light points, electric fuse box, obscure glazed window.

### BEDROOM ONE

14' 2" x 10' 6" (4.32m x 3.20m) (both maximum measurements)

With window, radiator, ceiling light point, built-in double wardrobe with hanging rails within.

### EN-SUITE SHOWER ROOM

Having a three piece suite comprising push button WC, wall mounted wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen. Tiled floor, ceiling light point, extractor fan.

### BEDROOM TWO

10' 10" x 16' 4" (3.30m x 4.98m) (both maximum measurements)

Having window, radiator, ceiling light point, built-in double wardrobe with hanging rails and shelving within.

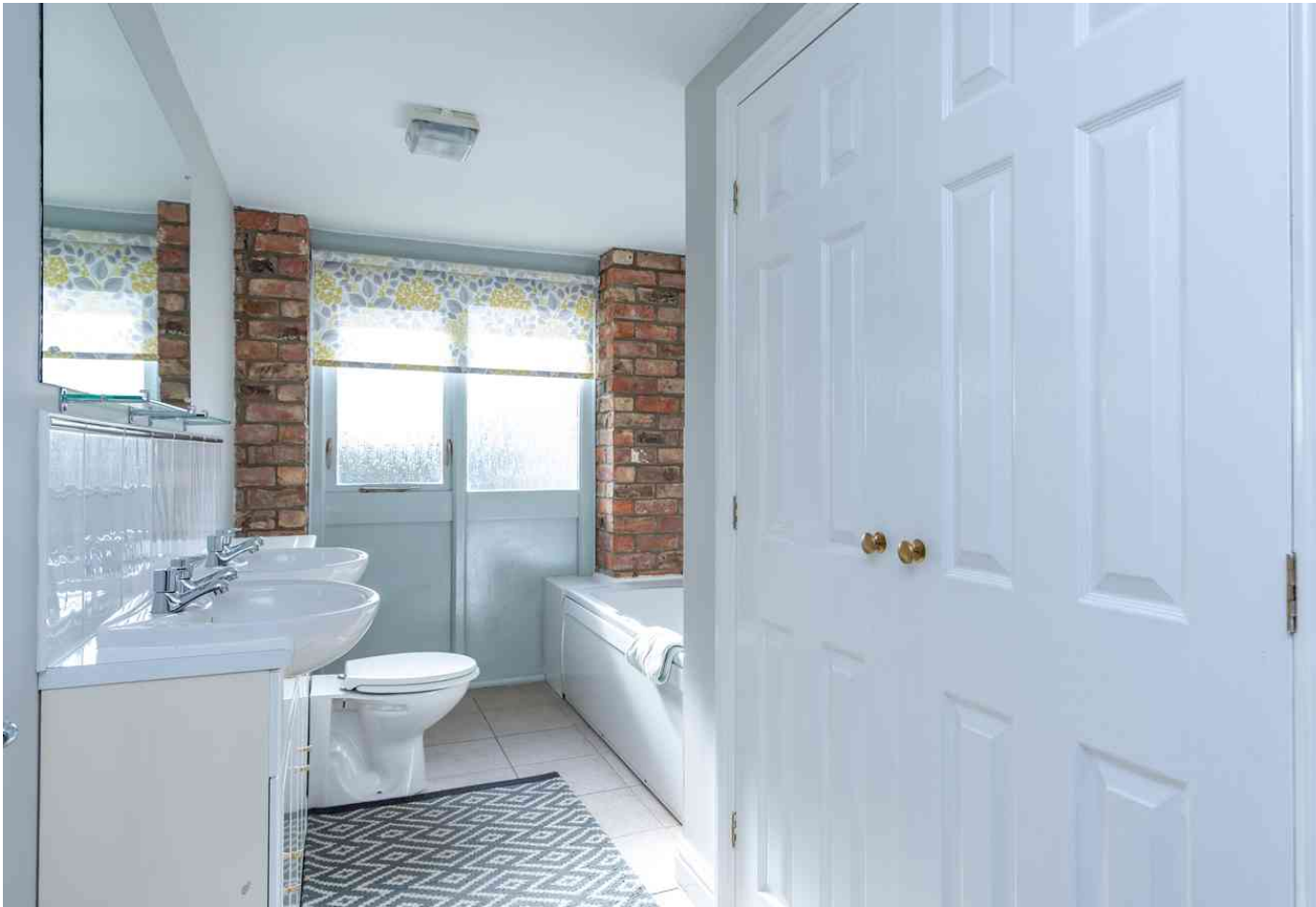
### BEDROOM THREE

16' 4" x 7' 7" (4.98m x 2.31m)

With windows, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.



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BURGESS** Est 1996



### BATHROOM

16' 4" x 6' 8" (4.98m x 2.03m) (both maximum measurements)  
 Having a four piece suite comprising a double shower cubicle with wall mounted mains fed shower and tiling within and fitted with shower screen. Twin wash hand basins with vanity units, tiled splashbacks and wall mounted mirrors above. WC with concealed cistern and a panelled bath with mixer tap. Tiled floor, radiator, electric shaver point, ceiling light points, extractor fan, obscure glazed windows, airing cupboard housing the hot water cylinder and providing additional storage space.

### HORSESHOE COTTAGE

With an entrance door leading into the: -

### KITCHEN DINER

14' 1" (maximum measurement) x 11' 8" (maximum measurement including chimney breast) (4.29m x 3.56m)  
 Having roll edge work surfaces with one and a half bowl stainless steel sink and drainer unit with mixer tap, base level storage units, drawer units, matching eye level wall units. integrated dishwasher, plumbing for automatic washing machine, integrated oven and grill, four ring electric hob with fume extractor, space for fridge freezer, wood effect laminate flooring, exposed brickwork detailing, window, ceiling recessed lighting, radiator.

### LIVING ROOM

18' 0" x 14' 10" (5.49m x 4.52m) (both maximum measurements)  
 Having a continuation of the wood effect laminate flooring, fireplace with quarry tiled hearth, exposed brickwork chimney breast with timber display mantle and space for electric fire within. Radiator, French doors leading to the exterior, ceiling light point, TV aerial point.



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### INNER HALLWAY

With wood effect laminate floor, radiator, coved cornice, ceiling light point, window.

### BEDROOM ONE

14' 0" x 10' 4" (4.27m x 3.15m) (both maximum measurements)

With dual aspect windows, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

### EN-SUITE SHOWER ROOM

Having a three piece suite comprising a push button WC, wash hand basin with vanity unit and mixer tap, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen. Tiled floor, ceiling light point, extractor fan.

### BEDROOM TWO

10' 3" x 9' 8" (3.12m x 2.95m) (both maximum measurements)

With Velux roof light window, two ceiling light points, radiator, built-in wardrobe with sliding doors and hanging rail within.

### BATHROOM

10' 3" (maximum measurement) x 6' 4" (3.12m x 1.93m)

Having a push button WC, bath with mixer tap and wall mounted mains fed shower over and fitted shower screen, wash hand basin with tiled splashback and vanity unit beneath, radiator, tiled floor, extractor fan, ceiling light point, Velux rooflight window, built-in double airing cupboard with hot water cylinder and storage within.



## EXTERIOR

The properties benefit from a plot size of approximately 1.89 Acres (s.t.s) and are approached through double gates leading to a large driveway which provides ample off road parking, hardstanding and plenty of turning space for numerous vehicles and also provides access to either side of the barns.

Firstly, there are walled courtyard style gardens which provide perfect private seating space with sections of paving, low maintenance gravelled areas and barbecue area, with large walled borders containing a variety of shaped shrubs and trees which provide additional screening. The courtyard is served by outside lighting.

To the immediate rear of the two barns is a section of lawn with access from both sides and which also benefits from paved seating areas providing entertaining space. This section is enclosed by post and rail fencing. Beyond is the remainder of the ground which are again laid to large areas of well maintained grassland and benefit from a large pond with timber summer house and raised decked area enjoying views over the pond, land and arable farmland beyond. The grounds are planted with a variety of trees encouraging a range of wildlife.

The grounds also house the oil tank which serves both properties and a large storage container (which the vendor has made the agent aware could possibly be included within the sale subject to purchasers request).

## SERVICES

Mains water and electricity are connected to both properties. Both properties are served by the same biodisc waste treatment plant. Both property are served by oil fired central heating with external boilers.

## REFERENCE

25648000/20022023/LUN





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BURGESS** Est 1996



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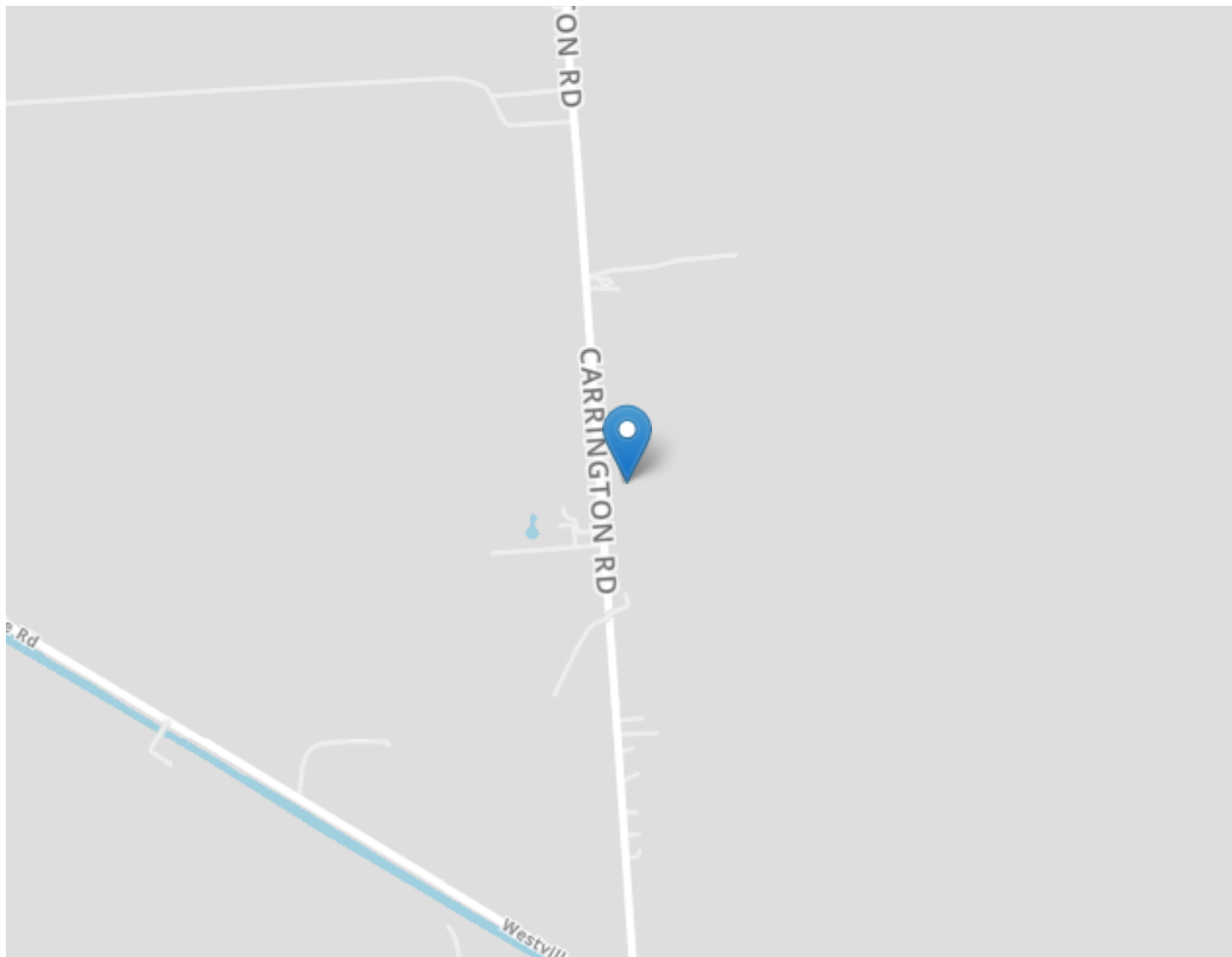
## AGENT'S NOTES

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.



**SHARMAN BURGESS**

Ground Floor  
Approx. 197.6 sq. metres (2127.1 sq. feet)



Total area: approx. 197.6 sq. metres (2127.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	