



£169,950

The Cottage, Browns Drove, Swineshead, Boston, Lincolnshire PE20 3PX

SHARMAN BURGESS

**The Cottage, Browns Drove, Swineshead,
Boston, Lincolnshire PE20 3PX
£169,950 Freehold**

ACCOMMODATION

GARDEN ROOM

14' 8" x 6' 10" (4.47m x 2.08m)

With front entrance door, doors to side aspect, window to rear aspect.

LOUNGE

11' 5" x 11' 8" (including chimney breast) (3.48m x 3.56m)

Having exposed brickwork chimney breast, window to front aspect, ceiling mounted beams.

A excellent opportunity to purchase a detached cottage situated in a rural location which requires full refurbishment and is therefore available to CASH BUYERS ONLY. The property provides huge scope and potential for a fantastic countryside residence. The potential accommodation currently comprises an entrance area, two reception rooms, a kitchen area, two staircases lead to three first floor bedrooms and a former family bathroom. Further benefits include a large plot measuring approximately 1/4 of an Acre (s.t.s), two driveways providing ample off road parking and hardstanding. The cottage is offered for sale



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DINING ROOM

11' 6" (maximum including chimney breast) x 11' 4" (3.51m x 3.45m)

Having exposed brickwork chimney breast, window to front aspect.

KITCHEN AREA

14' 7" (maximum) x 7' 0" (maximum) (4.45m x 2.13m)

Having entrance door, two windows, ceiling mounted beams, under stairs storage cupboard, latch door to: -

STAIRS AND LANDINGS

Having two staircases leading off.

STAIRCASE ONE

Leading to a first floor landing and: -

BEDROOM TWO

11' 8" (including chimney breast) x 11' 4" (3.56m x 3.45m)

Having window to front aspect, exposed brickwork chimney breast.

BEDROOM THREE

14' 0" x 6' 9" (4.27m x 2.06m)

Having window to side aspect.

STAIRCASE TWO

Leading to a first floor landing and: -



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 7" (maximum including chimney breast) x 11' 4" (3.53m x 3.45m)

Having exposed brickwork chimney breast, window to front aspect.

FORMER BATHROOM

14' 8" x 7' 0" (4.47m x 2.13m)

Having window to side aspect.

EXTERIOR

The property sits on a large plot which extends to both sides of the cottage providing the property with two sets of vehicular access. The garden to the right hand side of the property has a brick pillared entrance leading to hardstanding which provides off road parking. There is a section of log wall and a lawned area leading to the property itself. It is on this section of ground that you have the former septic tank, which prospective purchasers should be aware is no longer in working order.

There is a second larger section of ground which sits to the left hand side of the cottage which again has its own brick pillared driveway leading to an area of hardstanding providing parking space. Towards the property itself is a section of raised vegetable beds and grassed areas. There is an assortment of bricks and pantiles which the vendor is prepared to include in the sale subject to the negotiated price and which can aid in the cottage's refurbishment. A young laurel hedge has been planted to the majority of the front boundary and will provide screening from the lane.

There is a section of ground set with a selection of mature trees which include mixed hawthorn, sycamore and apple amongst other varieties.

AGENTS NOTE

Prospective purchasers should be aware that the property currently has no working waste connection and is in need of refurbishment and to be purchased by CASH BUYERS ONLY.

SERVICES

Mains electricity and water are connected to the property. The property does not currently have a working septic tank connected to the property.

REFERENCE

03052024/26313555/BRO



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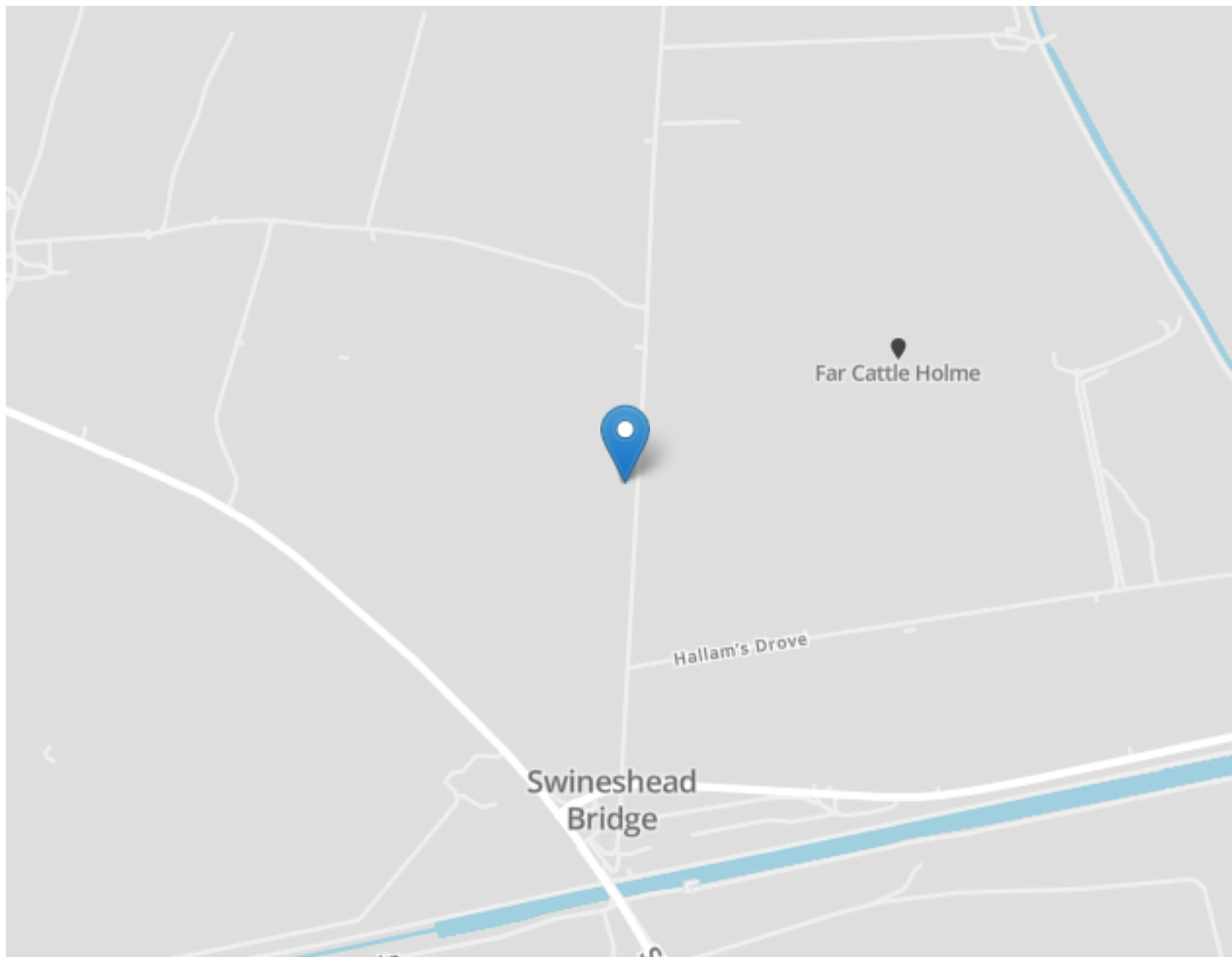
AGENT'S NOTES

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.

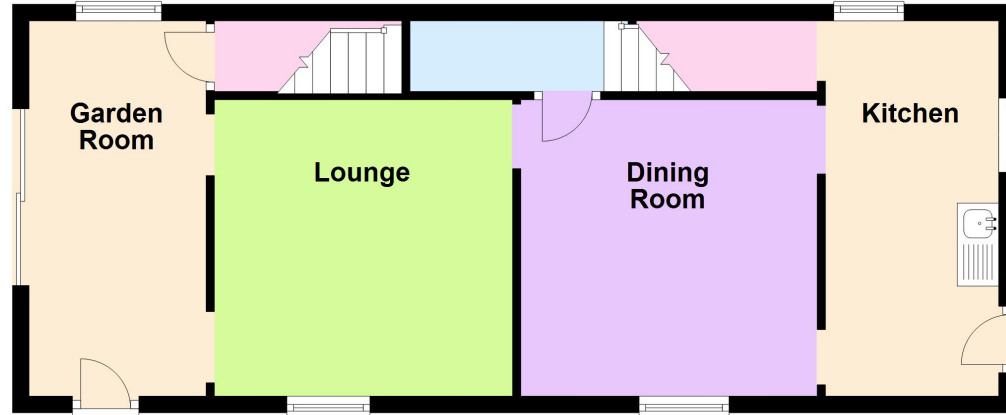
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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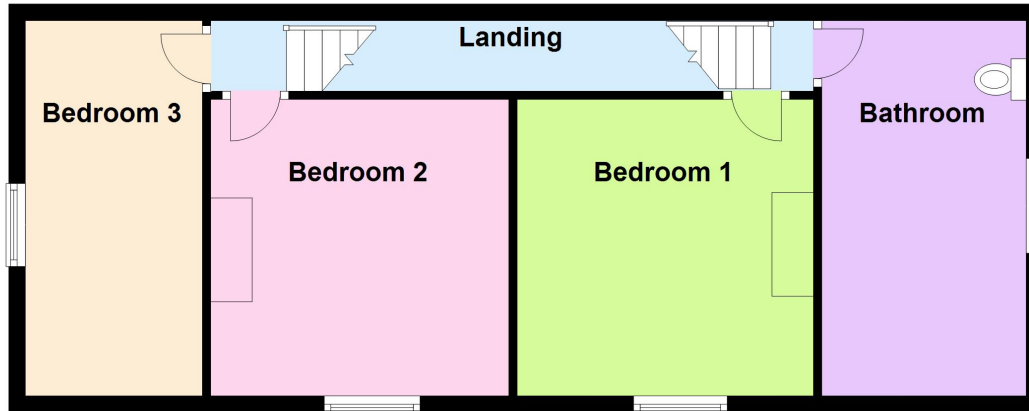
Ground Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



Total area: approx. 106.9 sq. metres (1151.1 sq. feet)



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



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	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC