



£149,950

1 Folly Lane, Stickney, Boston, Lincolnshire PE22 8BL

SHARMAN BURGESS

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PE22 8BL
£149,950 Freehold

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed front entrance door, window to front elevation, electric night storage radiator, staircase leading off, ceiling light point.

LOUNGE

14' 7" (maximum) x 12' 0" (maximum) (4.45m x 3.66m)

Having window to front elevation, wall mounted electric heater, ceiling light point.

A semi-detached property situated within grounds of approximately 0.25 Acres (s.t.s), in need of additional modernisation and renovation and offering great scope and potential for extension and alteration (s.t.p.p). Accommodation currently comprises an entrance lobby, kitchen, lounge, ground floor bathroom and three bedrooms arranged over two floors. The property sits in a rural location and enjoys views over open farmland to three sides.



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KITCHEN

10' 0" x 7' 6" (3.05m x 2.29m)

Having counter tops with inset stainless steel sink and drainer with mixer tap, base level storage units, fitted larder style unit, wall mounted units, space for condensing tumble dryer, space for electric cooker, coved cornice, ceiling light point, window to front elevation.

BEDROOM TWO/DINING ROOM

11' 9" x 9' 7" (3.58m x 2.92m)

Having window to rear elevation, ceiling light point.

BEDROOM THREE

11' 9" x 8' 0" (3.58m x 2.44m)

Having window to rear elevation, ceiling light point.

REAR ENTRANCE LOBBY

Having ceiling light point, obscure glazed door to rear elevation.

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising wash hand basin, WC, bath, tiled splashbacks, obscure glazed window to rear elevation, ceiling light point, wall mounted Glen electric heater.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point, built-in storage cupboard with shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

16' 9" (maximum into dormer window and with reduced head height) x 14' 8" (maximum into recess) (5.11m x 4.47m)

Having window to front elevation, ceiling light point, wall mounted electric heater, built-in airing cupboard housing the hot water cylinder within.

EXTERIOR

Situated on a plot size of approximately 0.25 Acres (s.t.s) and accessed over a hardstanding driveway providing off road parking. There are gardens to the front and rear of the property, with the boundaries enclosed to the majority by a mixture of wall, fencing and hedging. The plot is served by an outside tap and lighting.

BRICK BUILT OUTBUILDING

Having plumbing for automatic washing machine, wood store and additional garden storage.

SERVICES

Mains water and electricity are connected. Drainage is to a shared system sited on the neighbouring property.

REFERENCE

12112025/29487681/BUR



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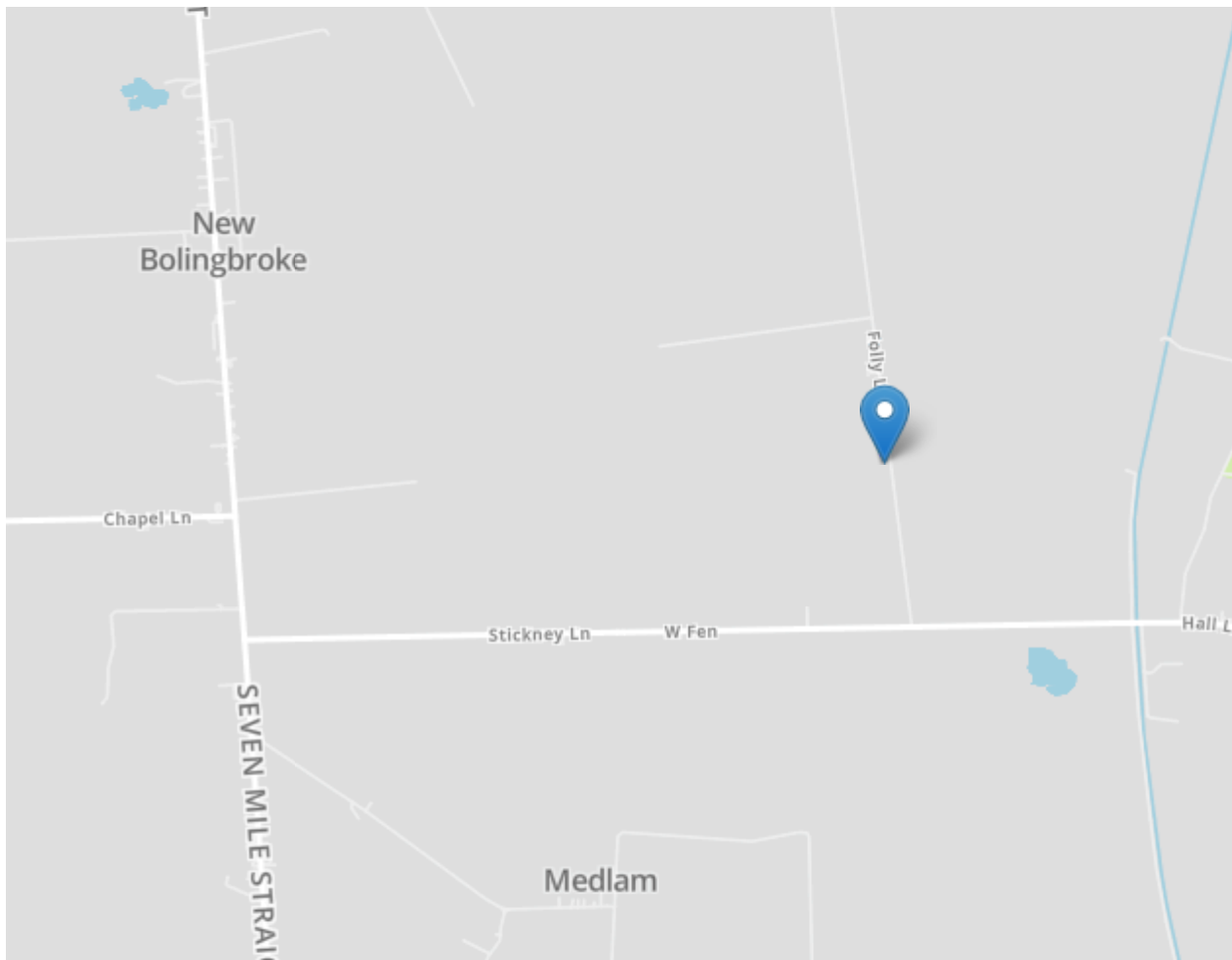
AGENT'S NOTES

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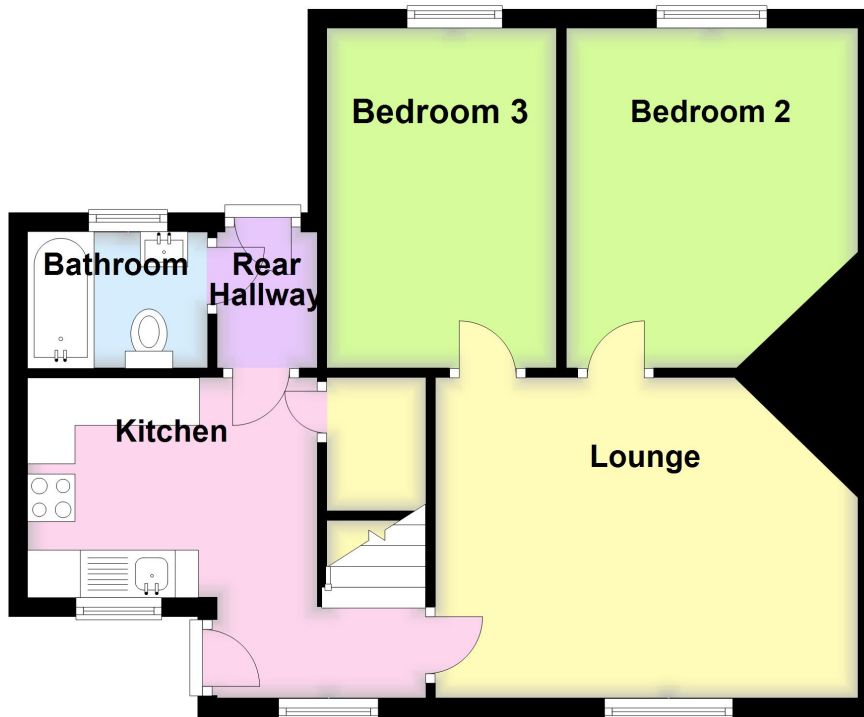
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.8 sq. feet)



Total area: approx. 78.1 sq. metres (841.0 sq. feet)

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