



£189,950

Domus Nautae, Oak House Lane, Freiston, Boston, Lincolnshire PE22 0PJ

SHARMAN BURGESS

**Domus Nautae, Oak House Lane, Freiston,
Boston, Lincolnshire PE22 0PJ
£189,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

11' 4" x 5' 10" (3.45m x 1.78m)

Having partially obscure glazed front entrance door, window to the front aspect, coved cornice, ceiling light point, radiator with partially obscure glazed door leading to:-

ENTRANCE HALL

Having radiator, coved cornice and three light points. Thermostat for central heating with sliding door leading into a walk in cloakroom/pantry providing storage with shelving and light within.



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KITCHEN

13' 10" (including chimney breast) x 11' 10" (4.22m x 3.61m)
With roll edge work surfaces with tiled splash backs, inset sink and drainer with mixer tap with a range of wood fronted base level storage units, drawer units and matching eye level wall units. Space for electric cooker, space for fridge or freezer and plumbing for automatic washing machine. Window to the front aspect, coved cornice, two light points and radiator.

LOUNGE

16' 11" x 10' 10" (5.16m x 3.30m)
Dual aspect windows to the front and side, three radiators, wall mounted lighting, coved cornice and additional ceiling mounted lighting.

BEDROOM ONE

12' 4" x 11' 10" (3.76m x 3.61m)
Having dual aspect windows to the side and rear, two radiators, coved cornice and ceiling mounted lighting.

BEDROOM TWO

12' 1" x 9' 11" (3.68m x 3.02m)
Having window to the rear, radiator, coved cornice and ceiling light point.

BATHROOM

12' 4" x 6' 10" (measurement includes airing cupboard) (3.76m x 2.08m)
Comprising a three piece suite with wall mounted wash hand basin with mixer tap and vanity unit beneath, push button wc, panel bath with mixer tap. Extended tiled splash backs, obscure glazed window to the rear aspect, heated towel rail, ceiling light point and airing cupboard with hot water tank and slatted linen shelving within.



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INNER HALL

With access to the loft space and personnel door to the garage, wall mounted coats, hooks and ceiling light point.

SHOWER ROOM

10'0" x 7'7" (3.05m x 2.31m)

Having corner shower cubicle with wall mounted electric shower, fitted shower screen, pedestal wash hand basin and wc. Tiled splash backs, obscure glazed window to the rear aspect, heated towel rail, ceiling light point and extractor fan. Floor mounted Boulter oil central heating boiler.

EXTERIOR

To the front the property is approached over a driveway providing side by side parking and giving access to the garage. The property has a lawned front garden with plants and shrubs set within and low level wall to the front boundary . The front garden and driveway are served by outside lighting.

To the rear is a shallow garden with pathway leading around the bungalow and a lawned strip with hedging to the rear boundary. To the side of the bungalow is a covered veranda with space for seating and an area which is laid to bark and gravel borders.

GARAGE

19'6" x 12'0" (5.94m x 3.66m)

Having up and over door, served with power and lighting, obscure glazed window to the side aspect and addition built in storage area. Wall mounted fuse box for the electrics.

SERVICES

Mains electricity, water and drainage are connected. The property is served by oil fired central heating.

AGENTS NOTE

Prospective purchasers should be aware that the property is of mixed use (residential and business use) and should check with their mortgage broker/lender if mortgage finance is required.

There is an additional parcel of land for sale to the southern boundary which is currently on the market with Poynton's Property Consultants. Prospective purchaser are advised to contact Ponyton's directly, should they be interested in making enquiries to purchase the land in addition to the property, to give the bungalow additional outside space.

REFERENCE

240725/28972646/POS



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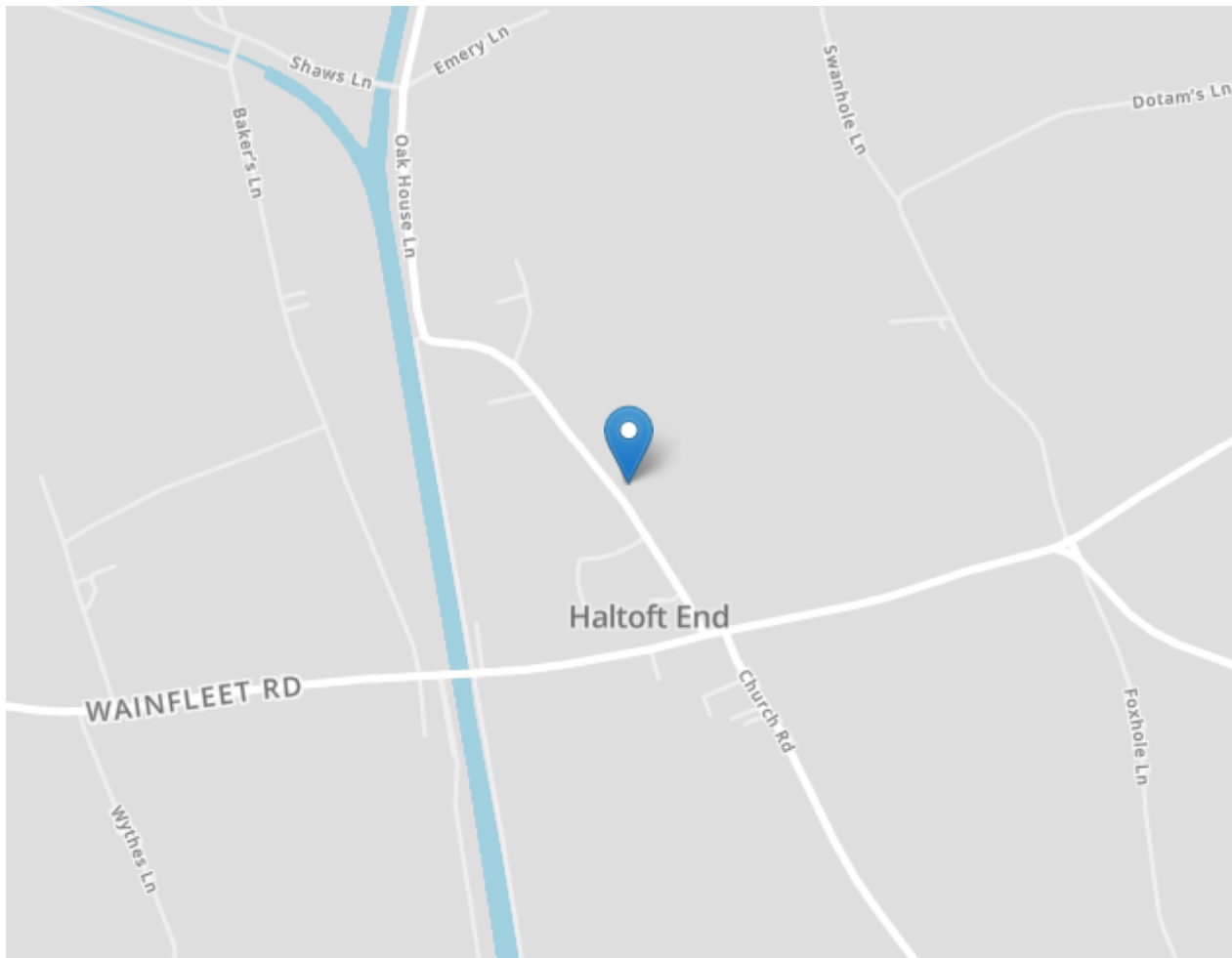
AGENT'S NOTES

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. 128.2 sq. metres (1379.5 sq. feet)



Total area: approx. 128.2 sq. metres (1379.5 sq. feet)


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC



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