



£130,000

22 Horbling Lane, Stickney, Boston, Lincolnshire PE22 8DQ

SHARMAN BURGESS

**22 Horbling Lane, Stickney, Boston,
Lincolnshire PE22 8DQ
£130,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door, radiator, ceiling light point.

LOUNGE

10' 11" (maximum including chimney breast) x 18' 0" (maximum)
3.33m x 5.49m)

Having dual aspect windows, two radiators, coved cornice, ceiling light point, TV aerial point, fireplace with fitted hearth and display surround and space for electric fire.



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KITCHEN DINER

10' 1" (maximum) x 13' 0" (maximum) (3.07m x 3.96m)

Having roll edge work surfaces with tiled splashbacks and inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for electric cooker with wall mounted extractor fan above, space for standard height fridge or freezer, plumbing for automatic washing machine, plumbing for dishwasher, tiled floor, ceiling mounted strip light, window to rear elevation, obscure glazed rear entrance door.

WALK-IN BOILER ROOM/BOOT ROOM

Providing additional storage space and benefitting from a further obscure glazed front entrance door, obscure glazed window to front elevation, counter top, base level storage unit, fitted larder style unit, ceiling light point, further space for fridge or freezer, floor mounted Boulter oil central heating boiler, controls and battery for solar panels.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point.

BEDROOM ONE

11' 1" (maximum) x 11' 0" (maximum) (3.38m x 3.35m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in cupboard over stairs.

BEDROOM TWO

11' 1" (maximum) x 10' 0" (maximum) (3.38m x 3.05m)

Having window to front elevation, radiator, ceiling light point, built-in cupboard over stairs.



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BEDROOM THREE

7' 1" (maximum) x 8' 9" (2.16m x 2.67m)

Currently used as a dressing room. Having window to rear elevation, ceiling light point, radiator, built-in wardrobe.

SHOWER ROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap, double shower cubicle with wall mounted mains fed shower within and fitted shower screen, heated towel rail, obscure glazed window, ceiling recessed lighting, extractor fan.

SEPARATE WC

Having push button WC within, obscure glazed window to rear elevation, ceiling recessed lighting.

EXTERIOR

To the front, the property benefits from a dropped kerb leading to a gravelled driveway, which provides off road parking.

To the rear, the property benefits from a good sized, approximately south facing rear garden, initially laid to a raised decked area providing entertaining space with raised beds and borders. The majority of the garden is laid to lawn, with flower and shrub borders. The garden houses a timber storage shed. The garden is enclosed by fencing and enjoys views over open farmland to the rear.

AGENTS NOTE

Prospective purchasers should be aware that the property has spray foam insulation within the loft space. Potential purchasers are advised to check with their lender as to whether this fits within their current lending criteria.

SERVICES

Mains water, electricity and drainage are connected to the property. The property is served by oil fired central heating and solar panels which are owned by the current vendor and will be transferred to the new owner. The solar panels have the advantage of a battery, contributing to lower price energy costs.

REFERENCE

16122024/28560916/KER



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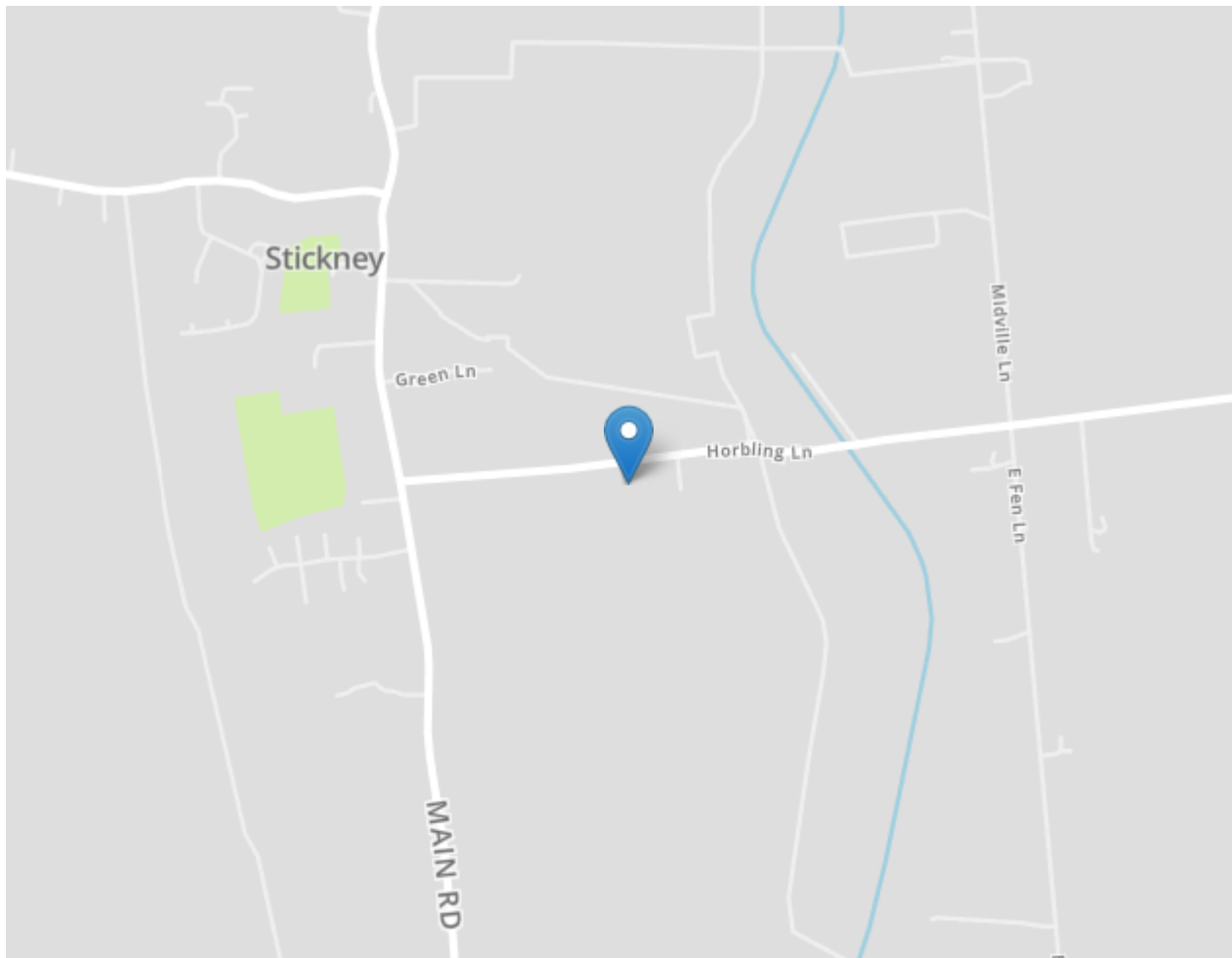
AGENT'S NOTES

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.



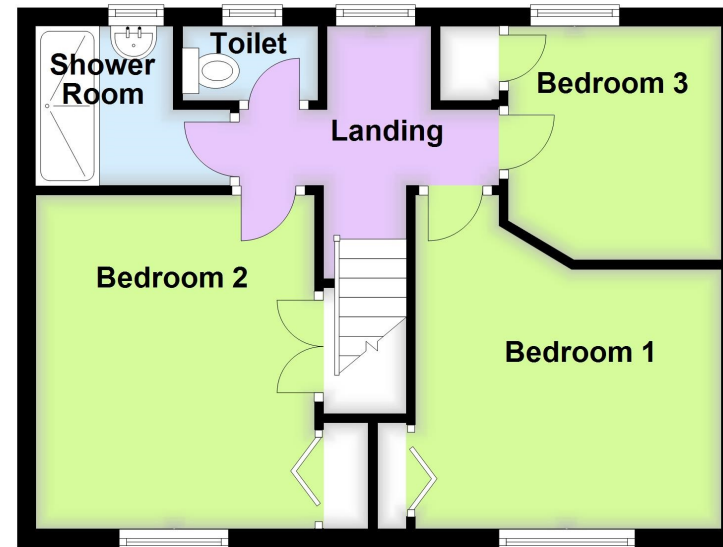
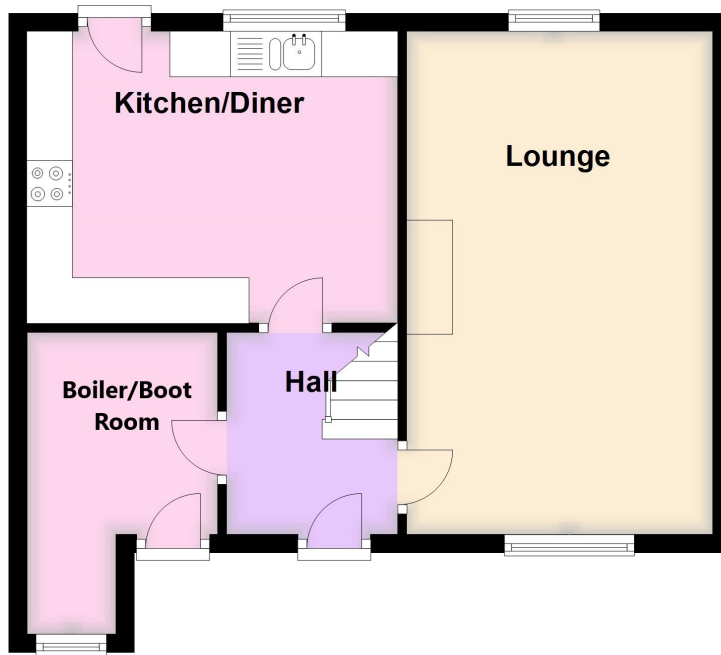
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First Floor

Approx. 41.4 sq. metres (445.8 sq. feet)

Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 83.9 sq. metres (903.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	