



Offers in Excess of £599,950

Oak Tree House, Horseshoe Lane, Kirton, Boston, Lincolnshire PE20 1LJ

SHARMAN BURGESS

**Oak Tree House, Horseshoe Lane, Kirton,
Boston, Lincolnshire PE20 1LJ
Offers in Excess of £599,950 Freehold**

Constructed in 2008/09 by the current Vendors, Oak Tree House is a superb, individual, 6 bedroomed family residence offering over 3,000 square feet of living accommodation arranged over 3 floors. Also included is Acom Lodge, a separate self contained 1 bedroomed annexe apartment set above a twin garage block.

The extremely well appointed accommodation features twin principal reception rooms together with an open plan kitchen and dining room, garden room, office, ground floor wet room/wc in addition to 3 bathrooms. To the rear is a large fully enclosed garden. Viewing is highly recommended in order to fully appreciate this fantastic property, set within easy walking distance of the village centre and its amenities and only 4 miles south of the market town of Boston.

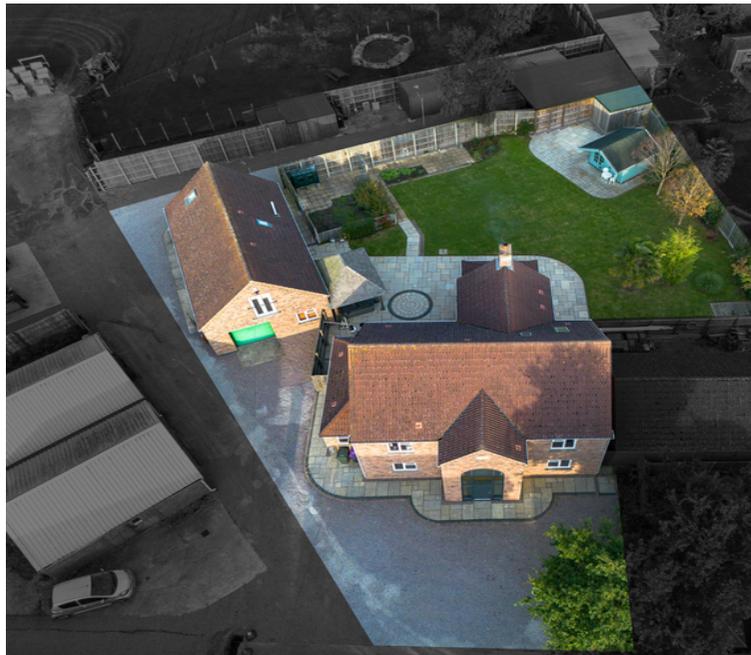
ACCOMMODATION

FRONT ENTRANCE PORCH

Entered via a front entrance door with sealed unit double glazed inset panels and side screens, engineered Oak floor, built-in cloaks cupboard, recessed spotlighting to ceiling.

ENTRANCE HALL

With engineered Oak floor, recessed spotlighting to ceiling, staircase leading off. Double doors leading to:-



SHARMAN BURGESS

LOUNGE

19' 11" (maximum) x 14' 6" (6.07m x 4.42m)

With engineered Oak floor, featuring exposed brick central fireplace incorporating log burning stove set on stone hearth serving both the lounge and garden room, recessed spotlighting to ceiling, TV/FM aerial point, telephone point, door to: -

GARDEN ROOM

12' 11" x 12' 0" (3.94m x 3.66m)

Featuring slate tiled floor, TV aerial point, uPVC double glazed French doors leading to the rear garden.

OFFICE

7' 4" x 6' 5" (2.24m x 1.96m)

Having engineered Oak floor, recessed spotlights to ceiling.

GYM/SITTING ROOM

15' 7" x 13' 4" (4.75m x 4.06m)

Having wood effect laminate flooring, recessed spotlighting to ceiling, TV aerial point, double doors from entrance hall.

KITCHEN

13' 4" x 11' 7" (4.06m x 3.53m)

Being fitted with an excellent range of units comprising work surfaces complimented by tiled splashbacks and incorporating inset single drainer stainless steel sink unit, range of base cupboards and drawers complimented by matching wall mounted units having concealed work surface lighting beneath. Range of integrated Neff appliances comprising electric hob with stainless steel fume extractor hood above, stainless steel double oven/grill with second electric oven and Hotpoint microwave above all set in housing unit, fridge freezer and Bosch dishwasher all with concealing door fronts. Tiled floor, recessed spotlighting to ceiling, open plan through to: -



**SHARMAN
BURGESS** Est 1996

DINING ROOM

16' 1" x 15' 0" (maximum) (4.90m x 4.57m)

Having tiled floor, recessed spotlighting to ceiling, TV aerial point, double glazed bi-fold doors opening onto the rear patio and garden beyond.

UTILITY ROOM

14' 3" x 5' 8" (4.34m x 1.73m)

Having fitted work surfaces complimented by tiled splashbacks together with storage cupboards beneath and matching wall mounted cupboards, appliance space served by plumbing for automatic washing machine, Warmflow oil central heating boiler with digital programmer, access to roof space, recessed spotlighting to ceiling, tiled floor, extractor fan, uPVC double glazed rear entrance door.

WET ROOM

5' 8" x 5' 4" (1.73m x 1.63m)

Having dual flush WC, pedestal hand basin and featuring built-in shower with both rain shower head and hose fittings, extractor fan, recessed spotlighting to ceiling.

STAIRS AND GALLERIED FIRST FLOOR LANDING

With feature full length window to the front elevation and having radiator, central heating thermostat, recess with staircase leading off.

MASTER BEDROOM (REAR)

20' 0" (maximum) x 14' 8" (6.10m x 4.47m)

Having radiator, TV aerial point, telephone point, recessed spotlighting to ceiling.

EN-SUITE SHOWER ROOM

7' 4" x 6' 5" (2.24m x 1.96m)

Having fully tiled walls and floor, incorporating shower cubicle with built-in mixer shower having both rain shower head and hose fittings, pedestal hand basin with illuminating mirror above, dual flush WC, heated towel rail, recessed spotlighting to ceiling.



**SHARMAN
BURGESS** Est 1996



BEDROOM TWO (FRONT)

13' 4" (maximum) x 11' 8" (4.06m x 3.56m)

Having radiator, TV aerial point, recessed spotlighting to ceiling, built-in double doored cupboard housing the hot water cylinder with immersion heater and Tapworks water softener.

BEDROOM THREE (FRONT)

15' 7" x 10' 1" (minimum) (4.75m x 3.07m)

Having radiator, TV aerial point, built-in cupboard with electric light, recessed spotlighting to ceiling.

BEDROOM FOUR (REAR)

8' 2" x 7' 9" (2.49m x 2.36m)

Having radiator, TV aerial point, recessed spotlighting to ceiling.

FAMILY BATHROOM

11' 3" x 7' 5" (3.43m x 2.26m)

Having fully tiled walls and floor and being fitted with a white suite comprising double ended bath with mixer taps and shower hose attachment set within a tiled surround, half pedastalled basin with illuminating mirror above, dual flush WC, shower cubicle with built-in mixer shower, recessed spotlighting to ceiling.

STAIRS AND SECOND FLOOR LANDING

Having recessed spotlighting to ceiling, radiator, skylight window.

BEDROOM FIVE

20' 9" (maximum) x 14' 6" (maximum into eaves with reduced head height) (6.32m x 4.42m)

Having radiator, TV aerial point, recessed spotlighting to ceiling, access to eaves storage space.



**SHARMAN
BURGESS** Est 1996

BEDROOM SIX

14' 6" (maximum into eaves with reduced head height) x 10' 1" (maximum) (4.42m x 3.07m)
Having radiator, TV aerial point, recessed spotlighting to ceiling, skylight window, access to eaves storage space.

SHOWER ROOM

8' 2" (maximum) x 6' 2" (maximum) (2.49m x 1.88m)
Having partially tiled walls and tiled floor, being fitted with a tiled shower cubicle having built-in mixer shower incorporating both rain shower head and hose fittings, enclosed dual flush WC, fitted counter top incorporating hand basin with tiled splashback, electric shaver point, extractor fan, recessed spotlighting to ceiling, chrome heated towel rail.

EXTERIOR

The property is approached from Horseshoe Lane over a shared private driveway which also leads to a number of adjacent properties in addition to retained land to the rear of Oak Tree House. Extending across the frontage is a gravelled forecourt area providing parking space for a number of vehicles, served by exterior lighting and external power points. The driveway extends round to the side of the property to the garage block.

Extending to the rear of the property is a large, fully enclosed garden initially comprising an extensive two tiered stone patio with inset lighting and incorporating a good sized timber gazebo with Cedar tiled roof incorporating external power points and providing an ideal space for either covered outside entertaining or hot tub. Extending beyond is mainly lawn incorporating a number of trees, vegetable garden area with established Raspberry canes, all served by exterior lighting and an outside cold water tap.

TIMBER SUMMERHOUSE

11' 3" x 11' 3" (3.43m x 3.43m)

Served by electric lighting both inside and out and having its own patio area.

TIMBER GARDEN STORE SHED

13' 0" x 9' 2" (3.96m x 2.79m)

With electric light and two power points.

OIL STORAGE TANK

Set on block pillars.

The rear garden can be accessed via gates at either side of the property.

DETACHED TWIN GARAGE WITH SELF CONTAINED ANNEXE APARTMENT

Oak Tree House is complimented by this superb building constructed in matching brick and tile with uPVC double glazed windows and doors, being served by its own oil central heating system and offering the following accommodation.



ENTRANCE HALL

With uPVC double glazed entrance door, radiator, staircase leading to: -

STAIRS AND LANDING

Having recessed spotlighting to ceiling, access to roof space, skylight window, two built-in storage cupboards, digital central heating programmer.

LOUNGE/KITCHENETTE

17' 2" x 13' 2" (maximum into eaves with reduced head height) (5.23m x 4.01m)

Having fitted work surfaces with inset single drainer stainless steel sink unit, range of base cupboards and drawers with matching wall mounted double doored cupboard, fridge space, plumbing for automatic washing machine, electric hob with Neff electric oven set in housing unit, dishwasher with concealing door front, recessed spotlighting to ceiling, radiator, TV aerial point, Juliet balcony with uPVC double glazed French doors to front elevation.

BEDROOM

14' 6" (maximum) x 13' 1" (maximum into eaves with reduced head height) (4.42m x 3.99m)

Having radiator, skylight window, recessed spotlighting to ceiling.

EN-SUITE BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m)

Being fitted with a white suite comprising panelled bath with Triton built-in mixer shower above and tiled splash surround, pedestal hand basin, dual flush WC, extractor fan, recessed spotlighting to ceiling.

GROUND FLOOR LOBBY

With uPVC double glazed entrance door from the rear garden of the house, tiled floor.

CLOAKROOM

With dual flush WC, stainless steel hand basin, tiled floor, radiator.

OFFICE

12' 9" x 7' 10" (3.89m x 2.39m)

With tiled floor, radiator, ceiling mounted spotlights.

GARAGE ONE

21' 9" x 15' 11" (6.63m x 4.85m)

Accessed via a remote electric roll over door and having eight power points, fluorescent strip lighting, oil central heating boiler serving the apartment.





GARAGE TWO (FRONT)

16' 5" x 12' 11" (5.00m x 3.94m)

Accessed via an electric remote roll over door and having fluorescent strip lighting, power points (3 phase electricity).

Oak Tree House undoubtedly represents a rare opportunity to acquire a truly individual property offering not only excellent, spacious accommodation designed for modern family living but also offers great scope and potential for those looking to work from home and/or in search of annexe style accommodation with the added bonus of NO ONWARD CHAIN.

SERVICES

Mains water, electricity and drainage are connected. The property is served by an oil fired central heating system featuring under floor heating to the ground floor and attractive Paladin radiators to the first and second floor accommodation. uPVC double glazed windows are fitted throughout and a security alarm is installed. Other notable features include solid wood internal doors, skimmed ceilings incorporating recessed LED spotlights and complimented by coved cornice.

REFERENCE

27092024/28287270/FYS



**SHARMAN
BURGESS** Est 1996

Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

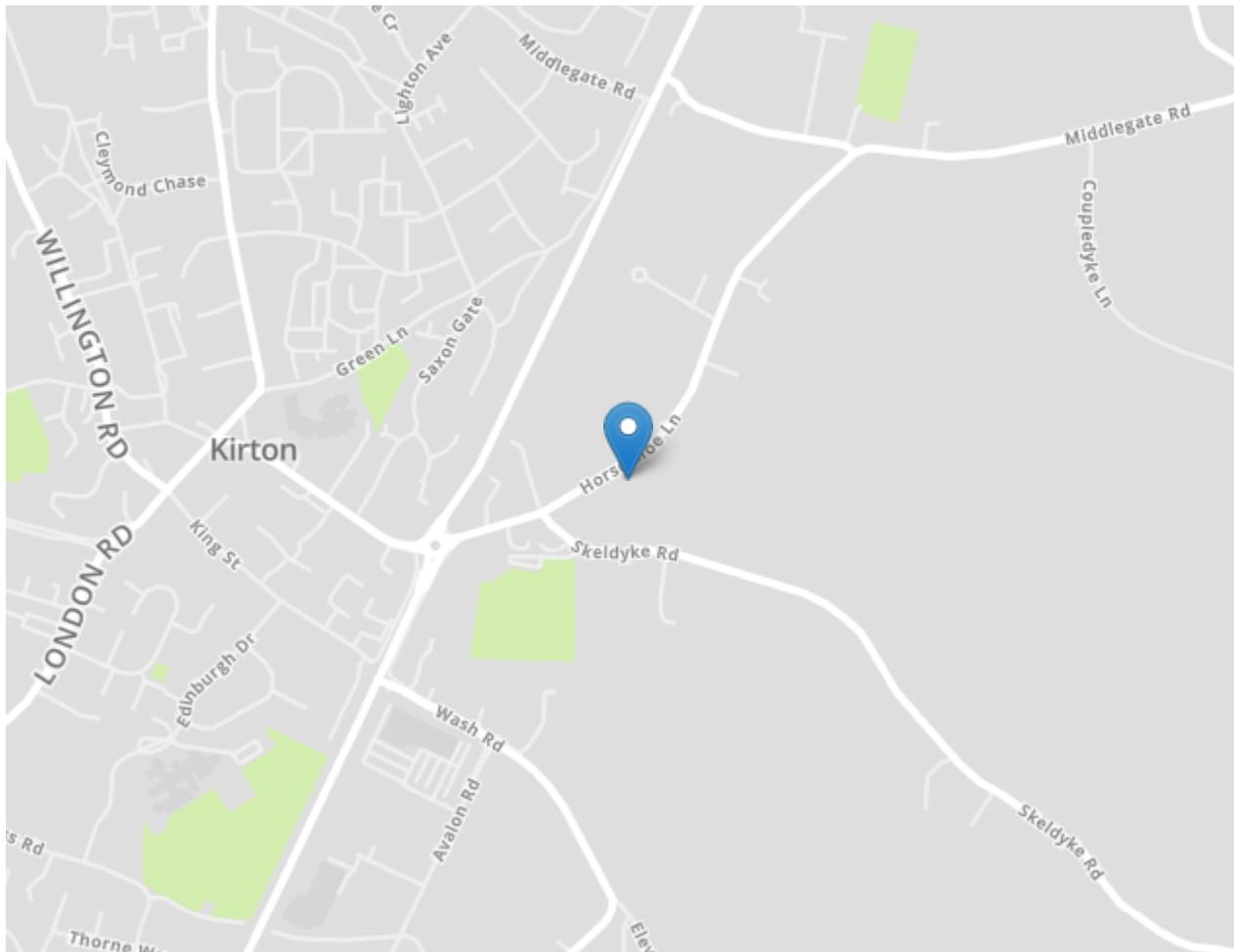
AGENT'S NOTES

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.

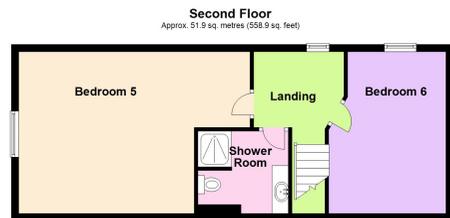
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



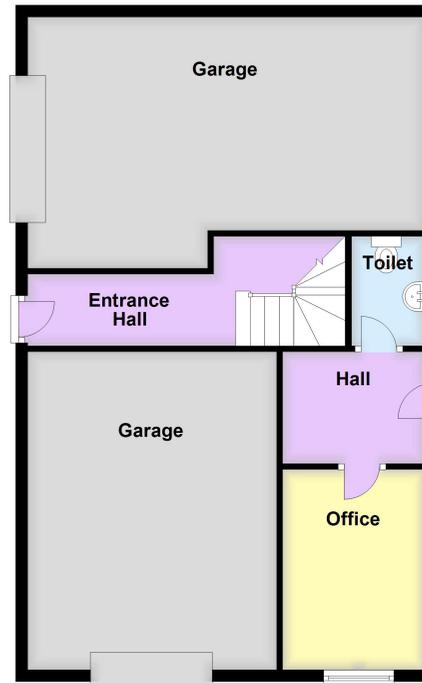
SHARMAN BURGESS



Total area: approx. 284.5 sq. metres (3062.5 sq. feet)

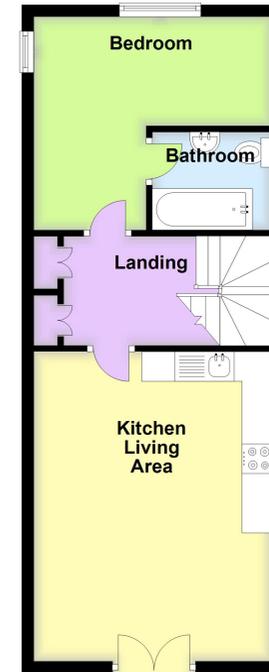


Ground Floor
Approx. 73.5 sq. metres (791.1 sq. feet)



Total area: approx. 117.0 sq. metres (1259.7 sq. feet)

First Floor
Approx. 43.5 sq. metres (468.6 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		88
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC