



**SHARMAN
BURGESS**
For Sale
01205 361161

£209,950

The Glen, School Lane, Bicker, Boston, Lincolnshire PE20 3DW

SHARMAN BURGESS

**The Glen, School Lane, Bicker, Boston,
Lincolnshire PE20 3DW
£209,950 Freehold**

ACCOMMODATION

LOUNGE

13' 7" (maximum including chimney breast) x 10' 6" (4.14m x 3.20m)

Having obscure glazed front entrance door, dual aspect windows, wall mounted infrared heater, ceiling light point, TV aerial point, feature fitted multi-fuel stove/burner with fitted hearth, exposed brickwork inset and display mantle. Open plan through to:-

A quaint country cottage situated within the centre of the popular village of Bicker, being offered for sale with NO ONWARD CHAIN. Accommodation comprises a lounge, open plan through to dining room, kitchen, ground floor shower room and two double bedrooms to the first floor. Further benefits include a driveway, gardens to front, side and rear and uPVC double glazing.



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DINING ROOM

9' 2" (maximum) x 10' 5" (maximum including staircase) (2.79m x 3.17m)

Having window to front aspect, wall mounted infrared heater, ceiling light point with ornamental ceiling rose, additional wall light points, access to staircase leading off.

KITCHEN

14' 0" x 6' 8" (4.27m x 2.03m)

Having roll edge work surfaces, tiled splashbacks, stainless steel 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 with glazed display cabinets, space for electric cooker, plumbing for automatic washing machine, space for twin height fridge freezer, two Velux windows, infrared heater, ceiling recessed lighting, door to exterior, door to: -

INNER LOBBY

Having airing cupboard housing the hot water cylinder, door to: -

GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower and fitted shower screen, tiled floor, obscure glazed window, wall mounted lighting.

FIRST FLOOR LANDING

Having ceiling light point.



**SHARMAN
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BEDROOM ONE

12' 5" x 10' 7" (with reduced head height) (3.78m x 3.23m)

Having window to front aspect, wall mounted infrared heater, ceiling recessed lighting, built-in wardrobe with hanging rail within and storage locker above.

BEDROOM TWO

11' 0" x 8' 0" (3.35m x 2.44m)

Having wall mounted infrared heater, ceiling recessed lighting, over stairs storage cupboard.

EXTERIOR

The property is approached from School Lane and has a gravelled driveway which provides off road parking. The gardens are situated at the front, side and rear of the property. The front garden comprises raised railway sleeper beds housing plants and shrubs, stepped paved areas and granite gravel to the immediate front of the cottage. The side garden is predominantly laid to lawn with flower and shrub borders. Gated access leads to the paved rear garden which provides seating and entertaining space and houses a timber shed which is to be included within the sale. The rear garden is also served by outside lighting.

SERVICES

Mains electricity and water are connected to the property. Drainage is to a septic tank.

REFERENCE

19092024/28225756/GRI



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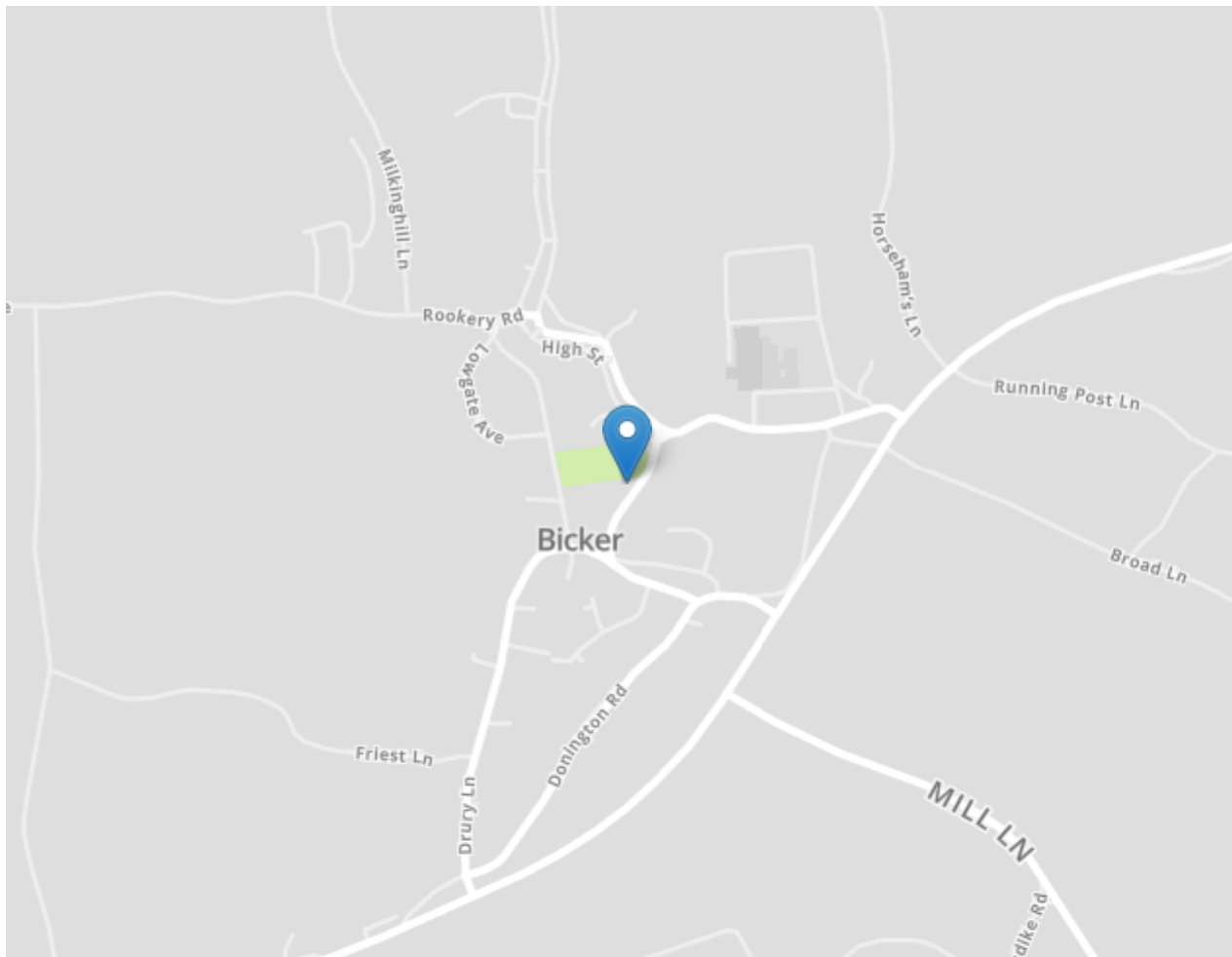
AGENT'S NOTES

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.

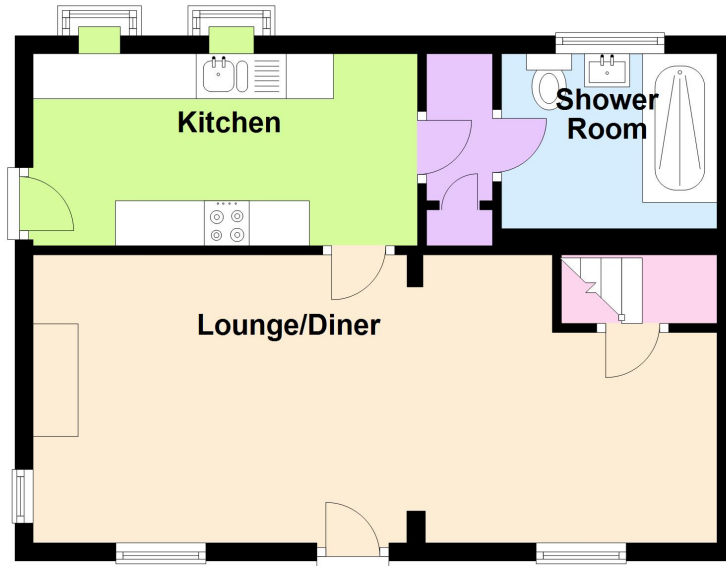
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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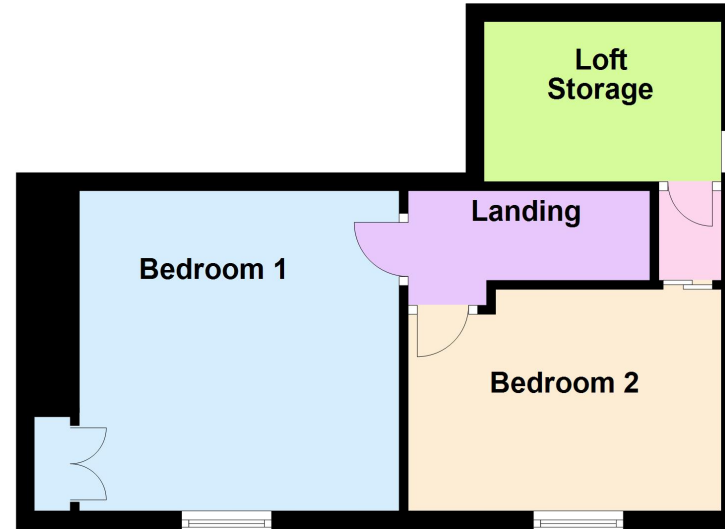
Ground Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.4 sq. feet)



Total area: approx. 73.5 sq. metres (791.3 sq. feet)

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