



£65,000

Beagle Cottage, Chapel Road, Old Leake, Boston, Lincolnshire PE22 9PW

SHARMAN BURGESS





A detached bungalow of NON STANDARD CONSTRUCTION situated on a corner plot with garage to the rear, being offered for sale with NO ONWARD CHAIN and suitable for CASH PURCHASERS ONLY. The property represents an opportunity to redevelop the site (s.t.p.p) or potentially renovate the existing structure. The property is situated in a semi rural village location.

ACCOMMODATION

ENTRANCED HALL

Having partially obscure glazed front entrance door with windows to either side, radiator, ceiling light point, access to loft space.

LOUNGE

13' 0" (maximum) x 12' 0" (maximum including chimney breast) (3.96m x 3.66m)

Having dual aspect windows, radiator, ceiling light point, additional wall mounted lighting, open fireplace with tiled hearth and display surround, base level storage to the right hand side of the chimney breast.

KITCHEN

12' 6" (maximum) x 7' 1" (3.81m x 2.16m)

Having dual aspect windows, space for electric cooker, stainless steel sink and drainer and base level storage unit, space for twin height fridge freezer, wall mounted storage cupboard, ceiling mounted light, floor mounted Eurostar solid fuel central heating boiler.

BEDROOM ONE

13' 0" (maximum) x 10' 0" (maximum including chimney breast) (3.96m x 3.05m)

Having window to front elevation, radiator, ceiling light point. Also situated in the room is a three piece shower suite comprising corner shower cubicle with wall mounted electric shower and tiling within and fitted shower screen, pedestal wash hand basin, WC, extractor fan, ceiling light point, radiator.

BEDROOM TWO

9' 8" (maximum) x 9' 11" (2.95m x 3.02m)

Having window to rear elevation, radiator, ceiling light point, built-in airing cupboard with hot water cylinder within.

EXTERIOR

Vehicular access is from Fellands Gate and leads to a tarmac driveway which provides off road parking as well as access to the single garage. The property is situated on a corner plot, with gardens to the front, side and rear. The plot also benefits from a timber store.

SINGLE GARAGE

Of concrete sectional construction, with up and over door.

SERVICES

Mains electricity and water are connected. Drainage is to a private system.

REFERENCE

10112025/29693923/THO

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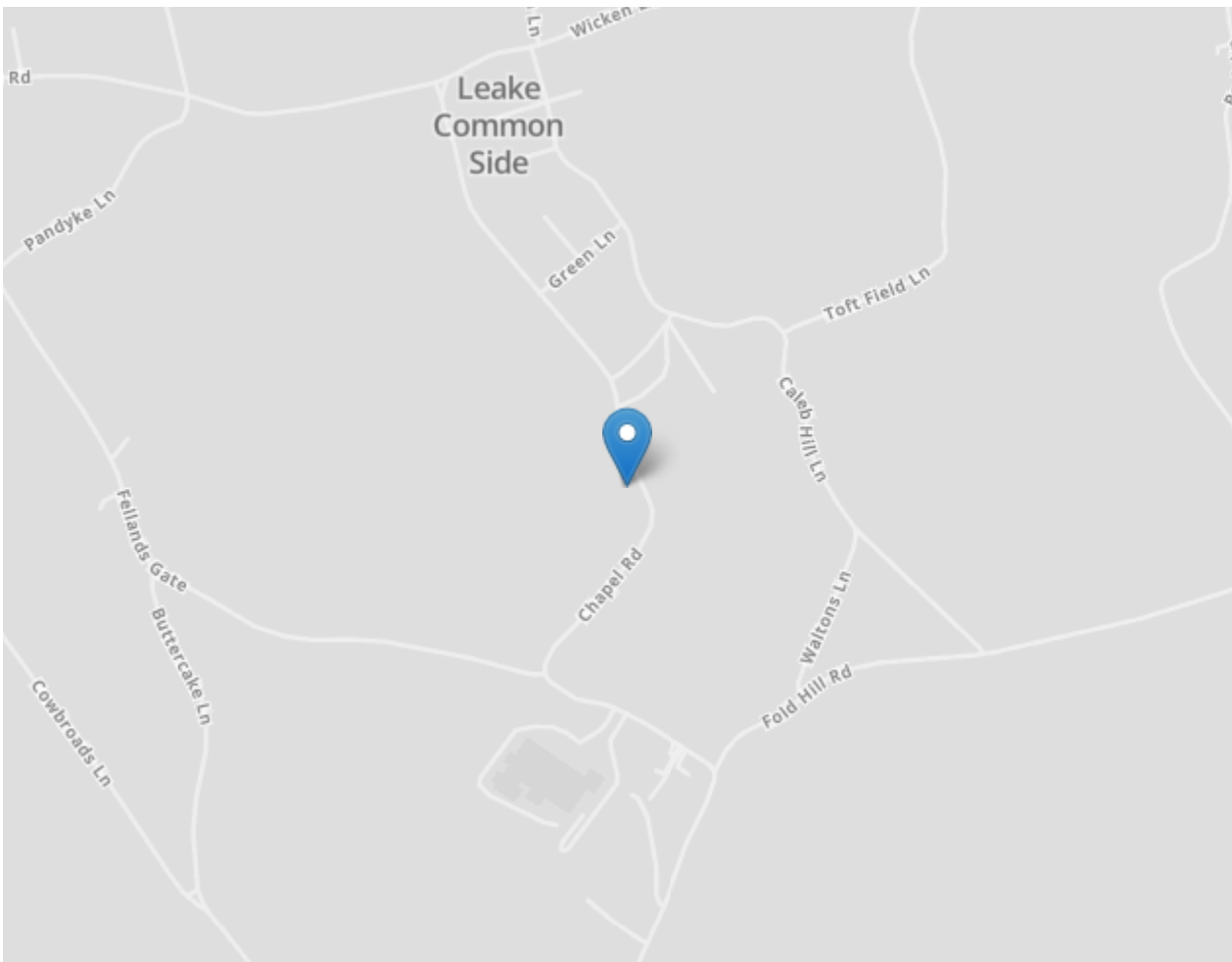
AGENT'S NOTES

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.



SHARMAN BURGESS

Ground Floor

Approx. 48.8 sq. metres (525.0 sq. feet)



Total area: approx. 48.8 sq. metres (525.0 sq. feet)

**SHARMAN
BURGESS** Est 1996

t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk

