



**£410,000**

Fen View, Cemetery Road, Bicker, Boston, Lincolnshire PE20 3BT

**SHARMAN BURGESS**

**Fen View, Cemetery Road, Bicker, Boston,  
Lincolnshire PE20 3BT  
£410,000 Freehold**

**ACCOMMODATION**

**RECEPTION HALL**

10' 8" x 10' 5" (3.25m x 3.17m) (both maximum measurements including staircase)

Having a partially obscure glazed front entrance door with obscure glazed window to the side, decorative tiled floor, staircase leading to the first floor galleried landing, under stairs storage cupboard, radiator, coved cornice, ceiling light point.

A large impressive detached property in the highly sought after village of Bicker with a large garden to the rear. The accommodation comprises reception hall, lounge, music room, conservatory, separate dining room and re-fitted breakfast kitchen. Utility room and downstairs cloakroom. To the first floor is a galleried landing with four double bedrooms arranged off with bedroom one having an en-suite shower room with further family bathroom. Further advantages include a garage which has been converted into additional living space to provide a kitchenette area with open plan living/sleeping space and separate three piece shower room. Additional benefits include gas central heating, outdoor entertaining area with hot tub included, ample parking and the sizeable gardens sited to the rear.



**SHARMAN BURGESS**

### LOUNGE

16' 5" (excluding bay window) x 12' 9" (5.00m x 3.89m)

Having feature bay window to the front aspect with fitted window seat, coved cornice and ceiling light point. Two radiators and fitted log burner (to be included within the sale) with hearth, tiled inset and display surround and television aerial point. Obscure glazed double doors with obscure glazed windows to either side leading to:-

### MUSIC ROOM

12' 9" x 9' 10" (3.89m x 3.00m)

Having coved cornice, ceiling light point and radiator. Sliding patio doors lead through to:-

### CONSERVATORY

14' 6" x 10' 6" (4.42m x 3.20m)

Being of brick and uPVC double glazed construction with polycarbonate roof with tiled floor, double doors leading to the sheltered outside entertaining area with the conservatory being served with power and lighting.

### DINING ROOM

11' 4" x 10' 7" (3.45m x 3.23m)

Having window to the rear aspect, radiator, coved cornice and ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### KITCHEN DINER

16' 8" x 11' 8" (5.08m x 3.56m)

Having fully fitted kitchen with counter tops with inset ceramic sink and drainer with mixer tap. An extensive range of base level pan drawers, storage cupboards, matching eye level wall units and wall mounted shelving. Twin low level integrated ovens and grills with four ring electric hob and illuminated stainless steel fume extractor above. integrated dishwasher, space for American style fridge/freezer, further central island providing seating with quartz work surface and base level storage units beneath. Dual aspect windows to the side and rear, decorative tiled floor, radiator, coved cornice and ceiling light point.

### UTILITY ROOM

8' 5" x 7' 1" (2.57m x 2.16m)

Counter top with base level storage units, larder style unit, plumbing for automatic washing machine and space for condensing tumble dryer. Decorative tiled floor, radiator, coved cornice, ceiling light point, fuse box for the electrics, window to the front aspect, obscure glazed door leading outside and wall mounted Worcester gas central heating boiler.

### GROUND FLOOR CLOAKROOM

Having a two piece suite with push button wc, wash hand basin, decorative tiled floor with additional tiling to approximately half height on the walls. Radiator, obscure glazed window, coved cornice and ceiling light point.

### FIRST FLOOR GALLERIED LANDING

15' 5" x 10' 8" (4.70m x 3.25m)

Having window to the front aspect, coved cornice, radiator, ceiling light point and access to the roof space. Airing cupboard which houses the hot water tank with slatted linen shelving within.



**SHARMAN  
BURGESS** Est 1996



#### **BEDROOM ONE**

12' 9" x 12' 2" (3.89m x 3.71m)

Having window to the front aspect, coved cornice, radiator and ceiling light point. Walk in wardrobe with hanging rail and shelving within.

#### **EN-SUITE SHOWER ROOM**

Comprising of a three piece suite with wash hand basin with mixer tap and vanity unit, push button wc, shower cubicle with wall mounted mains fed shower and fitted shower screen. Tiled floor, extended tiled splash backs where required, heated towel rail, coved cornice, recessed ceiling lighting, extractor fan, obscure glazed window and electric shaver point.

#### **BEDROOM TWO**

12' 9" x 9' 10" (3.89m x 3.00m) (both maximum measurements)

Having window to the rear aspect, radiator, coved cornice and ceiling light point.

#### **BEDROOM THREE**

12' 10" x 11' 9" (3.91m x 3.58m)

Having window to the front aspect, radiator, coved cornice and ceiling light point.

#### **BEDROOM FOUR**

11' 9" x 11' 0" (3.58m x 3.35m) (both maximum measurements)

Having window to the rear aspect, radiator and ceiling light point.

#### **FAMILY BATHROOM**

Comprising of a three piece suite with panelled bath with wall mounted mains fed shower and fitted shower screen, push button wc, pedestal wash hand basin with mixer tap. Radiator, tiling to approximately half height to the walls with extended splash backs to the bath area, electric shaver point, extractor fan, coved cornice, ceiling light point and obscure glazed window to the rear aspect.



**SHARMAN  
BURGESS** Est 1996

## EXTERIOR

The property sits on a large plot and has vehicular access to a gravelled driveway which provides ample off road parking and hard standing. Low level wall to the front boundary with barked border and paved access leading to the front entrance door.

Wrought iron gated access leading to the side and remainder of the garden. The side garden is paved and leads to the rear which is predominately laid to large sections of lawn and is enclosed with a mixture of fencing and hedging. Timber shed (to be included within the sale). To the immediate rear of the property is a good sized outdoor entertaining area with covered seating space with a bar area toward the corner which is served by both power and lighting. There is a hot tub which is also to be included within the sale. The garden is interspersed with a variety of trees with further timber shed (to be included within the sale) and is served by external power, lighting and external tap.

## FORMER DOUBLE GARAGE

16' 8" x 15' 7" (5.08m x 4.75m)

This area provides further scope and potential for a variety of uses including home business or annexe (subject to planning permission). The accommodation within the garage currently comprises of a living area with kitchenette with return work top and a three piece shower room with shower cubicle, wc and wash hand basin. The former garage has double personnel doors to the front with an additional door to the rear and dual aspect windows. There is a small decked area to the front and paved pathway leading to the front French doors.

## SERVICES

Mains gas, electric, water and drainage are connected to the property.

## REFERENCE

26702758/31082023/GRO



**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](http://www.yellowfinancial.co.uk)**

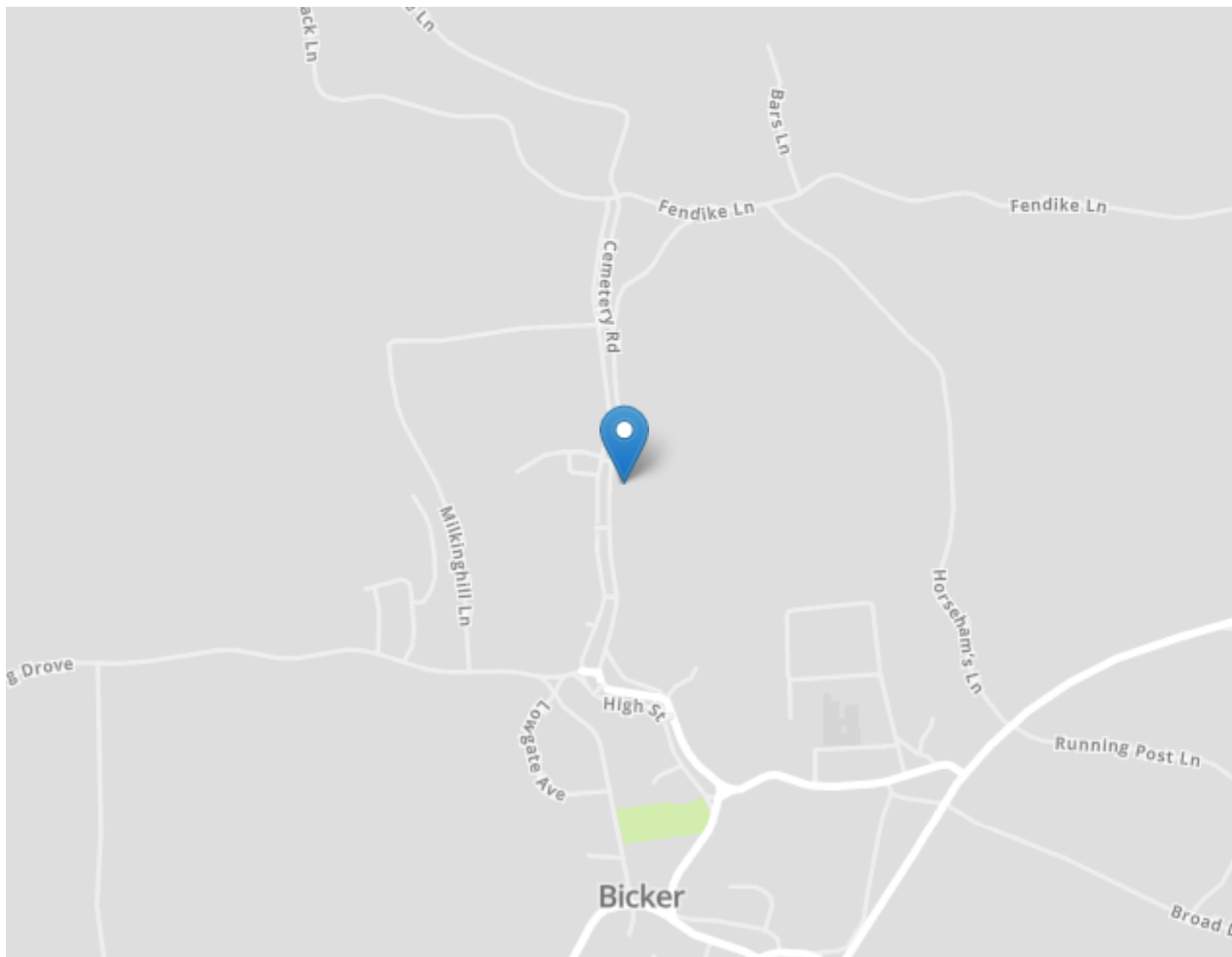
## AGENT'S NOTES

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.

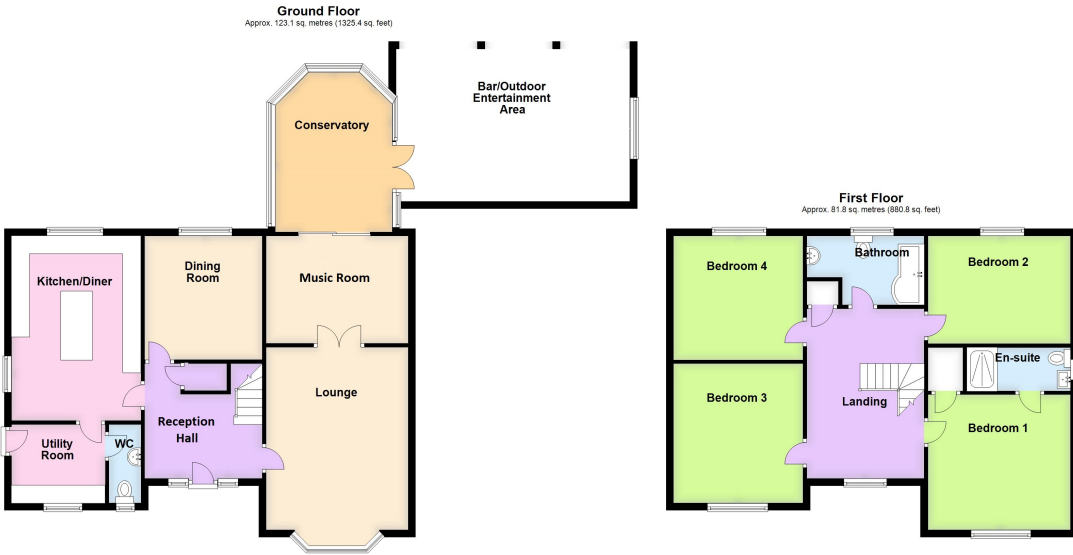
Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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.



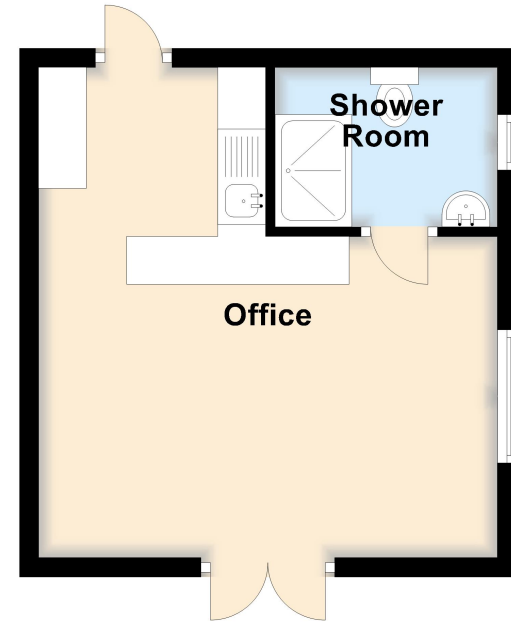
**SHARMAN BURGESS**



Total area: approx. 205.0 sq. metres (2206.2 sq. feet)

### Ground Floor

Approx. 24.6 sq. metres (265.0 sq. feet)



Total area: approx. 24.6 sq. metres (265.0 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+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	