



**£315,000**

The Cottage, Hurns End, Old Leake, Boston, Lincolnshire PE22 9JP

**SHARMAN BURGESS**

**The Cottage, Hurns End, Old Leake, Boston,  
Lincolnshire PE22 9JP  
£315,000**

**ACCOMMODATION**

**ENTRANCE LOBBY**

Having stable style entrance door, radiator, ceiling light point, wall mounted coat hooks.

**GROUND FLOOR SHOWER ROOM**

Having a three piece suite comprising wash hand basin, WC, shower/bathing area with mixer tap and wall mounted electric shower, suitable for persons with reduced mobility. Tiled splashbacks, tiled floor, ceiling light point, extractor fan, obscure glazed window.

A detached cottage situated in a rural location with a total plot size of approximately 0.5 Acres (s.t.s) with former stable block offering huge scope and potential for conversion/renovation to a detached annexe/office/holiday home (s.t.p.p). The accommodation comprises a kitchen with pantry and utility room, lounge, sun room, ground floor shower room, ground floor bedroom 3/office and two further double bedrooms to the first floor. The property enjoys views over open farmland and its grounds are a mixture of large parking area, paddock and domestic gardens.



**SHARMAN BURGESS**



#### KITCHEN

18' 3" x 9' 7" (5.56m x 2.92m) (both maximum measurements)  
 Having solid wooden counter tops with inset ceramic one and a half bowl sink and drainer with mixer tap, an extensive range of wood fronted base level storage units with corner display shelving, drawer units and eye level glazed display cabinets with corner shelving, solid fuel Aga (to be included within the sale), space for electric cooker, window, ceiling mounted beams, two ceiling light points, radiator, doors to sun room, lounge, walk-through pantry and: -

#### UTILITY ROOM

Having counter top, plumbing for automatic washing machine, space for tumble dryer, window, exposed ceiling beam, ceiling light point.

#### SUN ROOM

11' 10" x 8' 0" (3.61m x 2.44m)  
 Having glazing to three sides and French doors leading to the garden. Two ceiling light points, served by power.

#### LOUNGE

14' 0" x 11' 9" (4.27m x 3.58m) (both maximum measurements including staircase)  
 Having window, wood effect laminate flooring, ceiling light point, exposed ceiling beam, shelving to the left hand chimney breast recess, open fireplace with tiled hearth, brickwork surround and display mantle, staircase rising to first floor.

#### WALK-THROUGH PANTRY

Having ceiling light point, space for both fridge and freezer, leading through to:

#### GROUND FLOOR BEDROOM THREE/OFFICE

Having window, radiator, two ceiling light points.

#### FIRST FLOOR HALF LANDING

With ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM ONE

12' 4" x 10' 0" (3.76m x 3.05m) (both maximum measurements)

Having window, radiator, two ceiling light points, access to roof space.

### BEDROOM TWO

12' 3" x 10' 4" (3.73m x 3.15m) (both maximum measurements)

Having dual aspect windows, two radiator, ceiling light point, loft access, access into eaves providing further storage area or snug.

### EXTERIOR

The property sits on a plot size of approximately 0.5 Acres (s.t.s) and is accessed over a large driveway which provides ample off road parking and handstanding. Within the grounds are a mixture of outbuildings, grassed paddock and domestic garden.

### FORMER STABLE BLOCK

Split into three sections: -

#### SECTION ONE - STABLE

12' 0" x 12' 0" (3.66m x 3.66m) (approximate measurements - not verified)

Having concrete floor, stable doors.

#### SECTION TWO - CENTRAL SECTION

17' 4" x 11' 6" (5.28m x 3.51m)

Having concrete floor with inspection pit and double doors.

#### SECTION THREE - FORMER TACK ROOM

11' 3" x 11' 2" (3.43m x 3.40m)

Having concrete floor and partial dividing party wall.

To the rear of the former stable block is a good sized grassed paddock with hedging to two of the boundaries. A static caravan is situated on the driveway and is to be included within the sale. There is a further timber and corrugated metal wood store.

Access leads around the cottage to the domestic gardens which initially comprise a hardstanding area providing seating and entertaining space, with low level picket fencing and gate leading through to a barked area which is fenced to either side. To the rear of this is an additional gate which leads through to the remainder of the grounds.

### SERVICES

Mains electricity and water are connected to the property. Drainage is to a cesspit. The property is served by solid fuel heating.

### REFERENCE

24615831/24062023/SPO



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)**

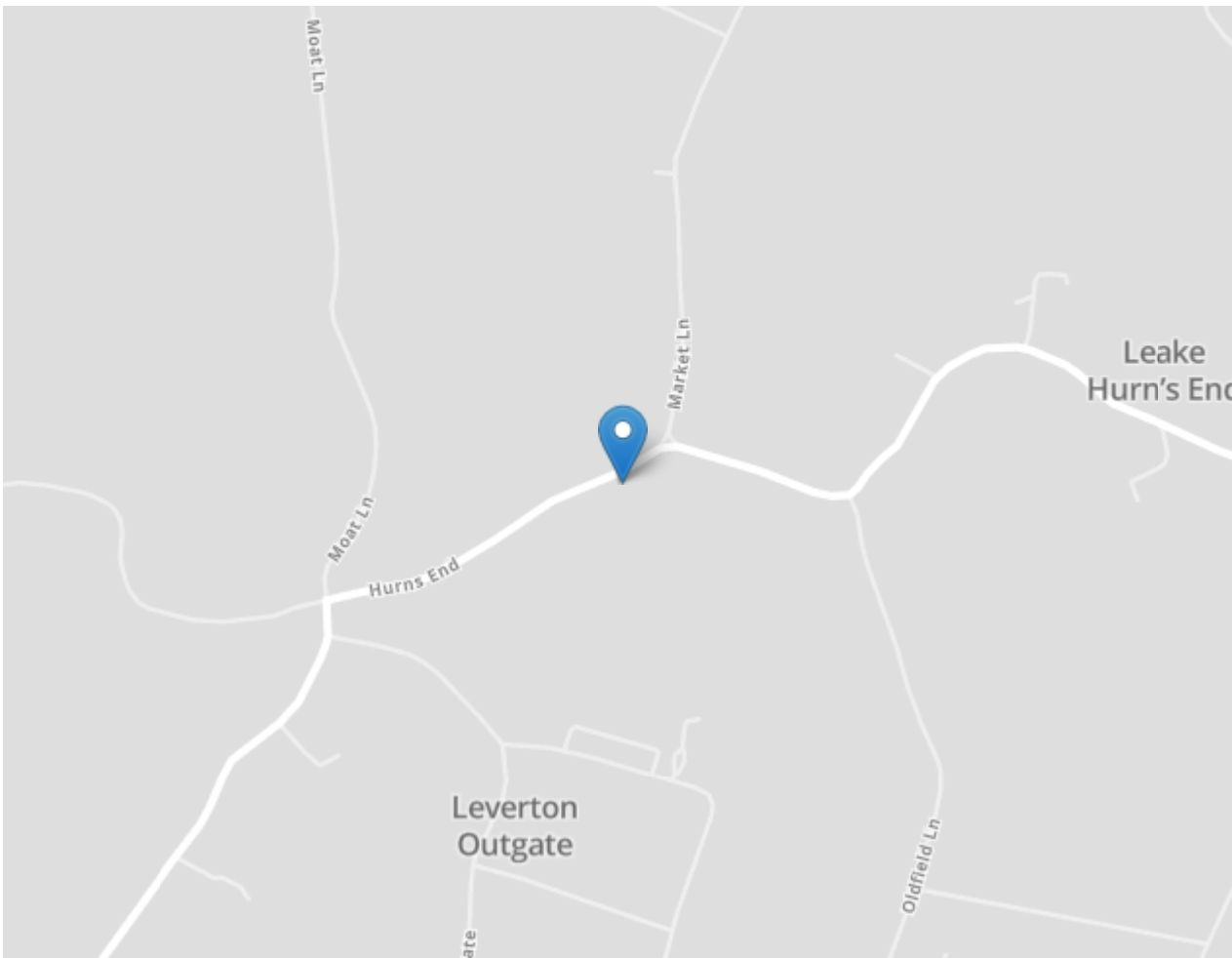
## AGENT'S NOTES

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.

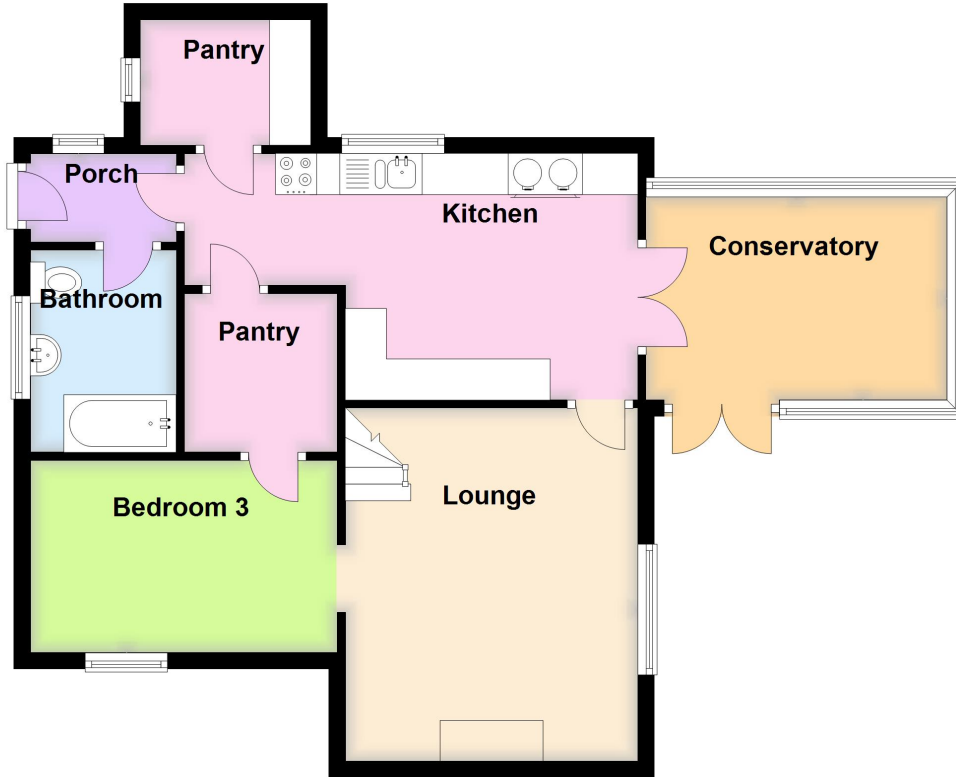
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

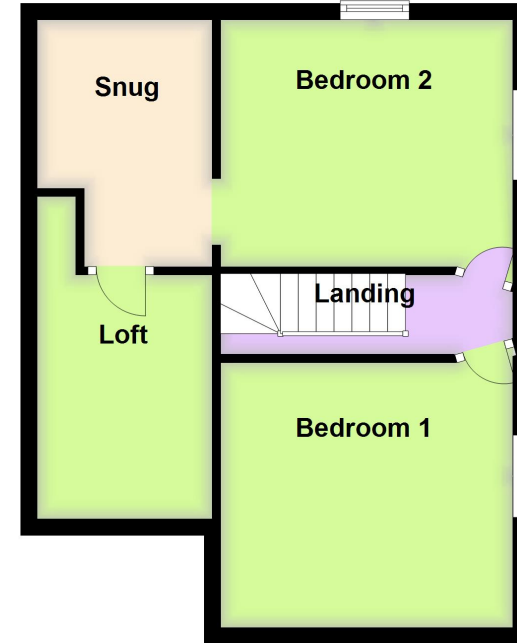
### Ground Floor

Approx. 62.1 sq. metres (669.0 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 102.0 sq. metres (1097.5 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	28	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			