



**£395,000**

Littlebury Hall, Station Road, Kirton, Boston, Lincolnshire PE20 1LQ

**SHARMAN BURGESS**



**Littlebury Hall, Station Road, Kirton, Boston,  
Lincolnshire PE20 1LQ  
£395,000 Freehold**

**ACCOMMODATION**

**ENTRANCE LOBBY**

8' 3" x 6' 4" (2.51m x 1.93m)

Having partially obscure glazed front entrance door, coved cornice, ceiling light point, window to front elevation, archway through to: -

**RECEPTION HALL**

33' 8" (maximum) x 7' 9" (maximum including staircase) (10.26m x 2.36m)

Having two radiators, three ceiling light points, arch detailed built-in glazed display cabinet, staircase rising to first floor, under stairs storage cupboard.

An deceptively spacious detached property boasting approximately 3,108sqft of accommodation, having previously been used as a 6 bedroomed detached house. Currently the accommodation layout comprises an entrance lobby, reception hall with open plan through to kitchen with walk-in pantry, ground floor cloakroom, fitted utility room. Reception rooms include a lounge, office, formal dining room, gym and a conservatory, with an additional room providing extra reception space. To the rear of the property is a craft/boot room and a rear entrance lobby. To the first floor, bedroom one boasts a much larger than average three piece en-suite, and bedroom two is currently using bedroom three as a dressing room. Further benefits include a plot of approximately 1/3 of an Acre (s.t.s), extremely well presented gardens including vegetable patch with purpose built greenhouse/potting room and a large detached garage/workshop. Internal viewing is highly recommended in order to fully appreciate the size and condition of this high versatile home.



**SHARMAN BURGESS**





#### KITCHEN AREA

16' 5" (maximum) x 6' 0" (5.00m x 1.83m)

Comprising roll edge work surfaces, ceramic 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, built-in larder style unit, Stoves Range (to be included in the sale) with electric ovens, warming tray, grill and seven ring hob. Tiled flooring, space for standard height fridge or freezer, ceiling mounted lighting, window to side elevation.

#### WALK-IN PANTRY

With tiled floor, wall mounted shelving, wall mounted storage cupboards, light point.

#### UTILITY ROOM

12' 7" (maximum) x 5' 11" (maximum) (3.84m x 1.80m)

Having counter top with inset ceramic sink and drainer with mixer tap, base level storage units, drawer unit, plumbing for automatic washing machine, tiled floor, walls tiled to approximately half height, radiator, access to loft space, ceiling mounted strip light, window to side elevation, extractor fan, fitted cloak cupboard with shelving within, wall mounted Worcester gas central heating boiler.

#### GROUND FLOOR CLOAKROOM

Being fitted with a modern two piece suite comprising wall mounted wash hand basin with mixer tap, WC, tiled floor, walls tiled to approximately half height, radiator, obscure glazed window, extractor fan, coved cornice, ceiling light point.

#### LOUNGE

18' 10" (measurement taken into windows and to chimney breast) x 17' 9" (5.74m x 5.41m)

Having feature windows to the front aspect overlooking the driveway, two radiators, coved cornice, ceiling mounted lighting, TV aerial point, fitted shelving providing additional storage, feature fireplace with display mantle surround and hearth and electric log burner effect fire.



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#### OFFICE

16' 4" x 8' 0" (4.98m x 2.44m)

Having dual aspect windows, coved cornice, ceiling light point, radiator.

#### FORMAL DINING ROOM

17' 9" x 12' 10" (maximum including chimney breast) (5.41m x 3.91m)

Having window to rear elevation, radiator, coved cornice, ceiling light point with ornamental ceiling rose, additional wall mounted lighting, feature living flame coal effect gas fireplace with decorative tiled inset and hearth and display surround.

#### RECEPTION ROOM TWO

11' 10" (maximum into recess) x 17' 9" (3.61m x 5.41m)

Having coved cornice, ceiling light point with ornamental ceiling rose, archway through to: -

#### FORMER GYM

25' 0" (maximum into built-in storage) x 8' 0" (7.62m x 2.44m)

Having two windows to side elevation, radiator, two ceiling light points, wall mounted electric fuse box. To one end of the room is a range of built in storage including glazed display cabinets and shelving beneath. French doors lead into the formal dining room.

#### REAR ENTRANCE LOBBY

8' 2" x 5' 8" (2.49m x 1.73m)

Having tiled floor, coved cornice, ceiling light point, obscure glazed rear entrance door. Door to: -

#### CONSERVATORY

32' 4" x 8' 5" (9.86m x 2.57m)

Of brick and uPVC construction with glazed roof. Having tiled floor, wall mounted lighting, power points, two wall mounted electric heaters, French doors leading outside, fitted cloak cupboard with hanging rails and shelving within.

#### BOOT/CRAFT ROOM/WORKSHOP

8' 3" (maximum) x 5' 9" (2.51m x 1.75m) - irregular shaped room

Having window to rear elevation, tiled floor ceiling light point.



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#### FIRST FLOOR LANDING

Having coved cornice, two ceiling light points, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

#### BEDROOM ONE

17' 11" (maximum) x 12' 10" (maximum including chimney breast) (5.46m x 3.91m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, access to loft space.

#### EN-SUITE SHOWER ROOM

13' 10" (maximum) x 7' 9" (maximum) (4.22m x 2.36m)

A generous sized en-suite with three piece suite comprising shower area with wall mounted mains fed shower and fitted screen, heated towel rail, wall mounted wash hand basin with mixer tap, WC with concealed cistern, radiator, extended tiled splashbacks, obscure glazed window, ceiling light point, extractor fan, additional ceiling recessed lighting to shower area, large wall mounted mirror.

#### BEDROOM TWO

17' 8" x 13' 1" (5.38m x 3.99m)

Having dual aspect windows, radiator, coved cornice, ceiling light point.

#### DRESSING ROOM (FORMERLY BEDROOM THREE)

13' 5" (maximum) x 12' 1" (4.09m x 3.68m)

Having window to side elevation, radiator, coved cornice, ceiling light point, range of fitted dressing room furniture including extensive shelving and hanging rails providing storage space, built-in wardrobes with shelving and hanging rails within. Doorway currently blocked from the main landing. With minor alteration, reinstating the doorway would allow for three independent bedrooms.

#### FAMILY BATHROOM

15' 0" (maximum) x 7' 10" (maximum) (4.57m x 2.39m)

Having WC, pedestal wash hand basin with mixer tap, bath with mixer tap and hand held shower attachment, two obscure glazed windows, radiator, fully tiled walls, two ceiling light points, built-in bathroom cabinets.



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### EXTERIOR

The property benefits from a large plot of approximately 1/3 of an Acre (s.t.s) and is approached via five bar gates which lead to a large granite gravelled driveway, providing ample off road parking and hardstanding for numerous vehicles. A paved area provides further hardstanding and gives vehicular access to the: -

### DETACHED GARAGE/WORKSHOP

21' 11" (maximum) x 13' 3" (6.68m x 4.04m)

Of brick and tile construction. Having remote controlled electric roller door, personnel door, window to side elevation, served by power and lighting. Personnel door to tool shed.

The driveway and gardens are extremely well presented by the current vendor. The driveway is lined on one side by a variety of trees.

### REAR GARDEN

The domestic gardens comprise large areas of shaped lawn with raised railway sleeper beds and borders containing a variety of flowering plants and shrubs. Trellis screening leads to a vegetable patch with raised railway sleeper beds with gravelled walk ways between and a:

### PURPOSE BUILT GREENHOUSE

9' 4" (with reduced head height) x 21' 3" (2.84m x 6.48m)

Of part brick and blockwork construction, with the remainder being glazed. Served by power.

### SIDE GARDEN

Comprising block paved patio seating area, further lawned section and flower and shrub borders.

The gardens are served by an external tap and lighting and are enclosed by a mixture of fencing and hedging.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

14032025/28701181/RO



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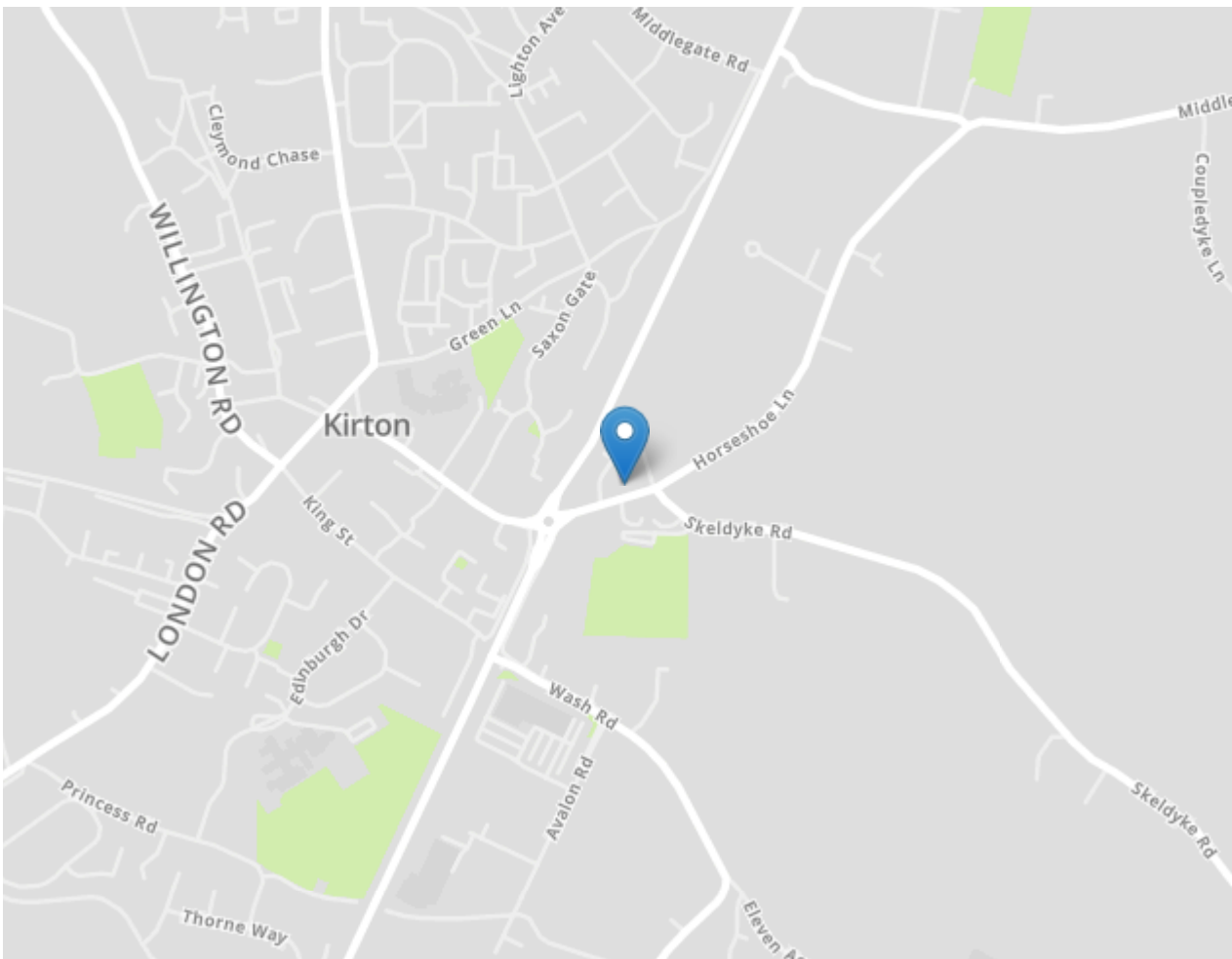
## AGENT'S NOTES

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.

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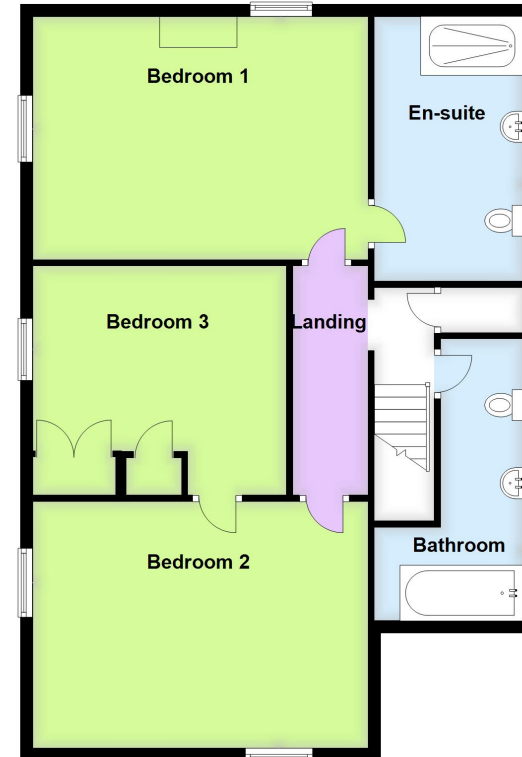
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 200.2 sq. metres (2155.3 sq. feet)



**First Floor**  
Approx. 88.5 sq. metres (953.0 sq. feet)



Total area: approx. 288.8 sq. metres (3108.3 sq. feet)



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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	65	79		
A				
(81-91)				
B				
(69-80)				
C				
(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				