



**£375,000**

The Chestnuts, Fishtoft Drove, Frithville, Boston, Lincolnshire PE22 7ES

**SHARMAN BURGESS**



**The Chestnuts, Fishtoft Drove, Frithville,  
Boston, Lincolnshire PE22 7ES  
£375,000 Freehold**

**ACCOMMODATION**

**LOUNGE**

13' 0" (maximum including chimney breast) x 12' 9" (3.96m x 3.89m)

Having partially obscure glazed front entrance door, window to front elevation, picture rail, ceiling light point, fireplace with tiled surround and hearth.

**INNER LOBBY**

Having light point.

A fantastic opportunity to purchase a detached property situated on a plot of approximately 2.4 ACRES (s.t.s) complete with detached barn offering great scope and potential for additional development (s.t.p.p). The property itself is in need of full refurbishment throughout and stands in a fantastic rural position yet is just minutes from the town of Boston. Benefits include ample parking and turning space, level grassland and a range of outbuildings. Viewing is highly recommended in order to fully appreciate the potential and opportunity on offer.



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### KITCHEN

7' 8" (maximum) x 7' 5" (maximum) (2.34m x 2.26m)  
Having window to front elevation, wall mounted Belfast sink with tiled splashbacks, ceiling light point, electric fuse box.

### DINING ROOM

15' 0" x 12' 1" (4.57m x 3.68m)  
Having open fireplace, window to side elevation, ceiling light point, obscure glazed entrance door, staircase leading off.

### FURTHER INNER LOBBY

Having airing cupboard housing the hot water cylinder.

### GROUND FLOOR BATHROOM

Having WC, pedestal wash hand basin, panelled bath with tiled splashbacks, window to rear elevation, ceiling light point, wall mounted electric heater.

### STAIRS & FIRST FLOOR

### BEDROOM ONE

13' 5" (maximum including chimney breast) x 13' 0" (4.09m x 3.96m)

Having window to front elevation, ceiling light point, door to: -

### DRESSING ROOM/BEDROOM THREE

13' 0" x 7' 11" (including chimney breast) (3.96m x 2.41m)

Having window to front elevation, ceiling light point, fireplace with tiled surround and hearth.



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#### BEDROOM TWO

11' 0" x 12' 2" (with reduced head height) (3.35m x 3.71m)

Having window to side elevation, ceiling light point, door to: -

#### DRESSING ROOM/BEDROOM FOUR

12' 1" (maximum with reduced head height) x 10' 11" (3.68m x 3.33m)

Having window to side elevation, ceiling light point.

#### EXTERIOR

The property is approached over a large driveway which serves both the house and barn and offers hardstanding and turning space for numerous vehicles.

The property sits on a plot size of approximately 2.4 Acres (s.t.s) and includes: -

#### ADJOINING TIMBER STORE

14' 1" x 6' 5" (4.29m x 1.96m)

Served by power and lighting.

#### ADJOINING STORE/SHED

14' 0" x 8' 6" (4.27m x 2.59m)

Served by power and lighting.

#### BIRD AVIARY

#### OUTBUILDING/COAL STORE

12' 1" x 12' 0" (3.68m x 3.66m)

Served by power and lighting.

#### OUTSIDE WC

With high cistern WC and light within.



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#### DOUBLE GARAGE

21' 0" x 22' 4" (6.40m x 6.81m)

Having sliding doors, concrete base, served by power and lighting.

#### OPEN FRONTED CART STORE

20' 0" x 9' 10" (6.10m x 3.00m)

#### LAND

The majority of the grounds extend to the rear of the property and are predominantly laid to level grassland.

#### DETACHED BARN

Of brick and timber construction. The brick part of the barn is predominantly split into four sections as follows: -

##### SECTION ONE

A large store, accessed via a stable door.

##### SECTION TWO

12' 0" x 16' 2" (3.66m x 4.93m)

Served by lighting and power.

##### SECTION THREE

12' 0" x 17' 5" (3.66m x 5.31m)

Having door to front elevation, served by power.



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#### SECTION FOUR

8' 10" x 17' 3" (2.69m x 5.26m)

Having lighting, window to side elevation, door to rear elevation.

The timber section adjoining the brick part of the barn is currently used for additional storage.

In the Agents opinion, the barn provides great scope and potential for conversion to either a separate residential property or an adjoining annexe (s.t.p.p).

#### SERVICES

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

#### REFERENCE

06102025/29308518/GRE





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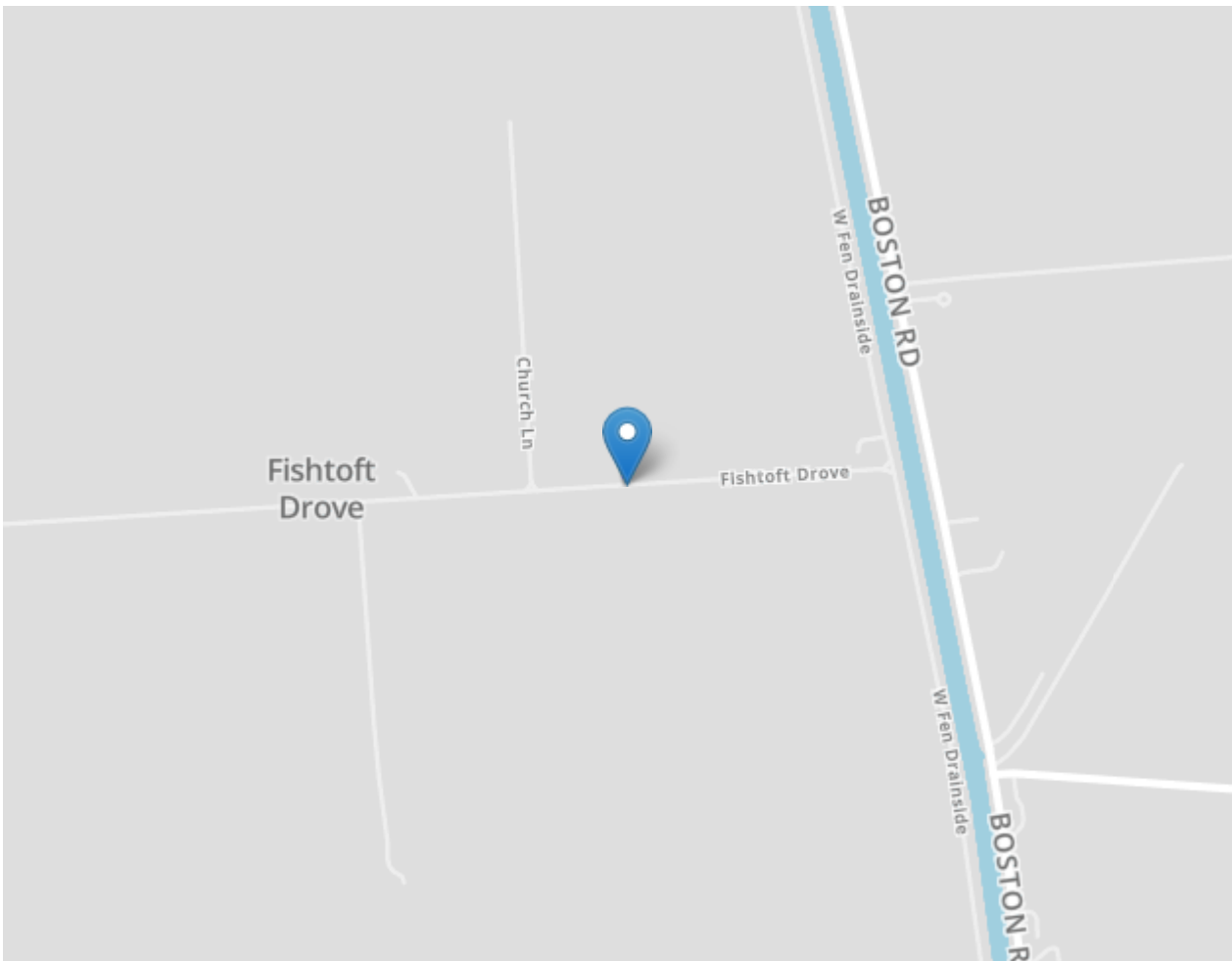
## AGENT'S NOTES

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.

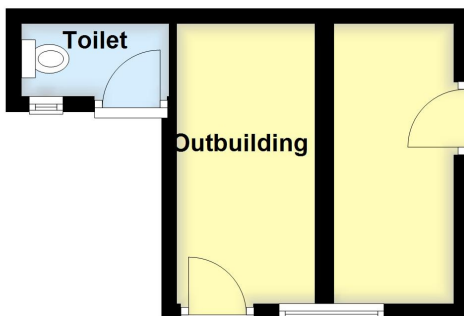


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## Ground Floor

Approx. 81.8 sq. metres (880.9 sq. feet)



## First Floor

Approx. 50.3 sq. metres (541.4 sq. feet)



Total area: approx. 132.1 sq. metres (1422.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	6
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC