



SHARMAN
BURGESS
FOR SALE
01205 36116

£239,950

Ivy Cottage, London Road, Frampton, Boston, Lincolnshire PE20 1BP

SHARMAN BURGESS

**Ivy Cottage, London Road, Frampton, Boston,
Lincolnshire PE20 1BP
£239,950 Freehold**

ACCOMMODATION

REAR ENTRANCE CONSERVATORY

21' 6" (maximum) x 8' 0" (maximum including entrance area)
(6.55m x 2.44m)

With rear entrance door, dual aspect windows, additional set of French doors leading out to the garden, tiled floor, radiator, two ceiling light points.

A fantastic opportunity to purchase a detached cottage with NO NEAR NEIGHBOURS and large detached double garage/workshop, offered for sale with NO ONWARD CHAIN. The property is in need of some repair (see agents note) but offers great scope and potential. The property is situated on a plot approaching 0.2 Acres (s.t.s) and the accommodation comprises a rear entrance conservatory, utility room, ground floor wet room, kitchen, sitting room, breakfast/dining area and a lounge. To the first floor are three bedrooms and a family bathroom. Further benefits include gas central heating, driveway providing ample off road parking and majority uPVC double glazing.



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KITCHEN

17' 9" (maximum including inner lobby area) x 8' 4" (maximum) (5.41m x 2.54m)

Currently comprising a counter tops with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated dishwasher, integrated waist height double oven and grill, four ring electric hob and fume extractor, window to side aspect enjoying views over the garden, ceiling recessed lighting, tiled flooring, radiator, space for fridge freezer, staircase leading off, under stairs storage cupboard.

SITTING ROOM

13' 9" (including bay window but excluding chimney breast recess) x 12' 0" (maximum) (4.19m x 3.66m)

With feature bay window to side aspect, additional window to front aspect, radiator, coved cornice, ceiling light point. Fireplace with gas point, housing for TV to the side and mantle above.

BREAKFAST/DINING AREA

8' 7" x 6' 9" (2.62m x 2.06m)

With radiator, coved cornice, ceiling light point, window to rear aspect, wall mounted central heating thermostat and digital timer. Open plan through to: -



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LOUNGE

11' 10" x 13' 1" (including bay window but excluding chimney breast recess) (3.61m x 3.99m)

With feature bay window to side aspect, additional window to front aspect, radiator, coved cornice, ceiling light point. Fireplace with space for electric fire, housing for TV to the side and display mantle above.

UTILITY ROOM

9' 6" x 6' 4" (2.90m x 1.93m)

With roll edge work surfaces, base level storage units, plumbing for automatic washing machine, tiled floor, space for fridge or freezer, ceiling light point, obscure glazed window.

GROUND FLOOR WET ROOM

With push button WC, pedestal wash hand basin with mixer tap, shower area with wall mounted Redring electric shower, tiled flooring, fully tiled walls, extractor fan, ceiling light point, obscure glazed window, wall mounted Dimplex electric heater, towel rail heated from main central heating system.

FIRST FLOOR LANDING

With radiator, wall mounted light.

BEDROOM ONE

11' 8" (maximum including chimney breast) x 11' 9" (3.56m x 3.58m)

With window to front aspect, ceiling light point, radiator.





BEDROOM TWO

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

With dual aspect windows, radiator, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM THREE

8' 0" (maximum with reduced head height) x 7' 4" (2.44m x 2.24m)

With window to side aspect, radiator, wall light point.

BATHROOM

Being fitted with a two piece suite comprising pedestal wash hand basin, panelled bath. There is waste provision and cold water feed in place for a WC. Obscure glazed window, radiator, wall mounted lighting. Boiler cupboard with wall mounted Ideal Logic gas central heating boiler, wall mounted light and storage space within.

EXTERIOR

The property is approached over a driveway which provides ample off road parking and hardstanding to both the front and side of the property. The cottage sits in grounds approaching 0.2 Acres (s.t.s) and benefits from gardens which are situated predominantly to the side and rear of the property, with the rear garden comprising sections of lawn and concrete hardstanding, screened with mature hedging and housing an adjoining brick store and a greenhouse. To the side of the property is a vegetable and fruit patch. A second section of garden is again predominantly laid to lawn, with mature flower and shrub borders. Gated access leads back round to the front of the property. The grounds also house the: -



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DETACHED DOUBLE GARAGE

Of brick and tile construction and comprising: -

GARAGE ONE

23' 5" x 10' 7" (7.14m x 3.23m)

With double doors, obscure glazed personnel door leading to the garden, obscure double glazed window, power and lighting.

GARAGE TWO

23' 5" (maximum including rear storage area) x 11' 9" (7.14m x 3.58m)

With double doors, power and lighting, rear area separated by partition wall previous used for storage.

The boundaries are defined by mature hedging to the majority, The garden is served by outside light.

AGENTS NOTE

Prospective purchasers should be aware that one wall within the kitchen has had its work surface, tiling and base units removed. This is due to a leak from a first floor WC. The leak has since been repaired, the wall dried out and both the agent and vendor have made the decision to market the property 'as is' due to the high possibility of a potential purchaser removing the wall between kitchen and sitting room (subject to planning permission/building regulations) therefore providing the property with a large open plan living kitchen.

SERVICES

Mains gas, electricity and water are connected to the property. Drainage is to a septic tank.

REFERENCE

10072024/27474988/MIT



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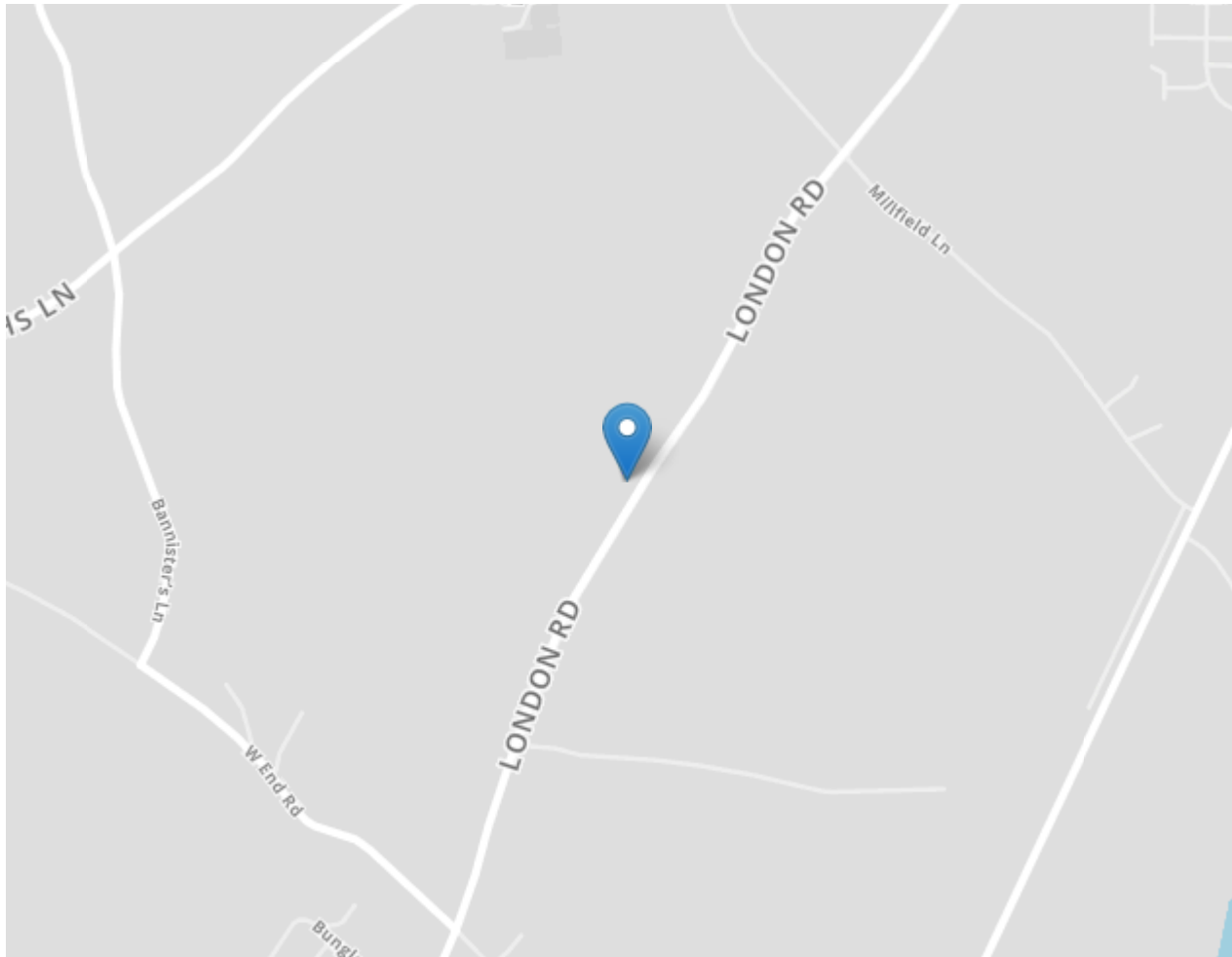
AGENT'S NOTES

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.

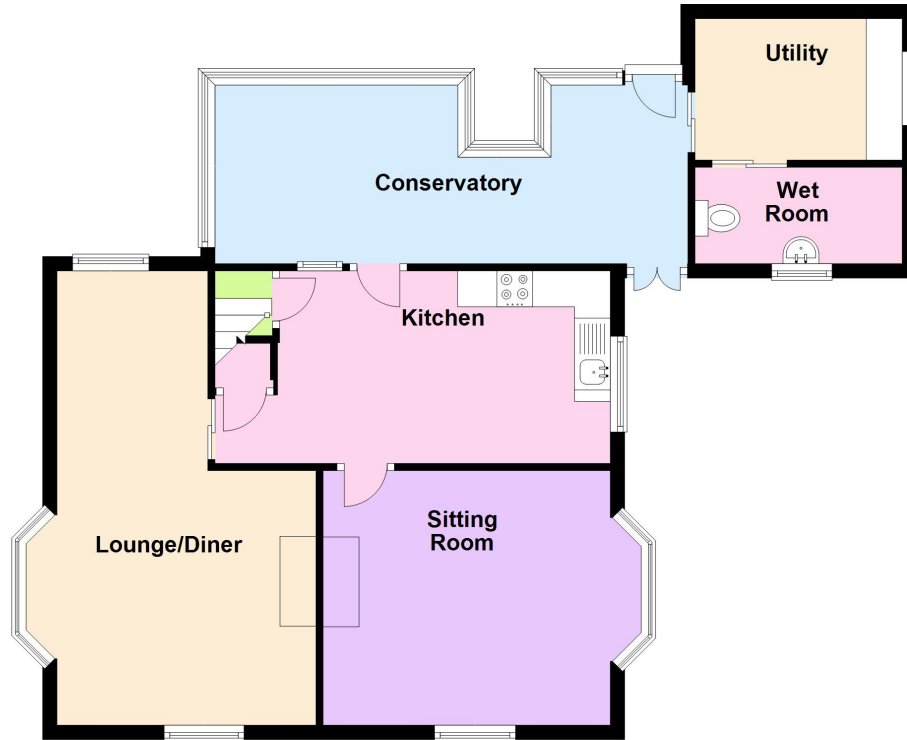
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

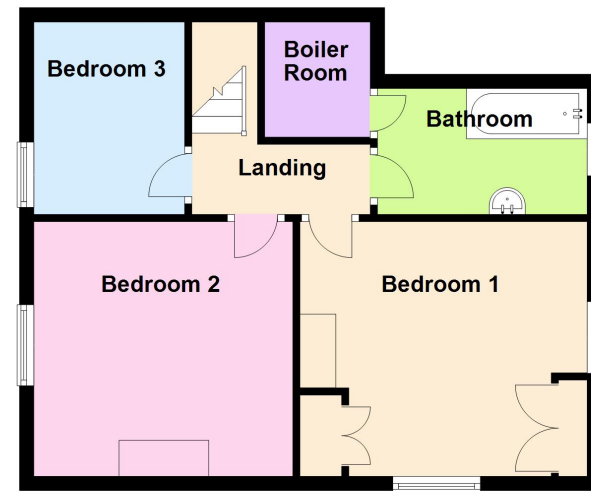


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Ground Floor
Approx. 74.9 sq. metres (806.7 sq. feet)



First Floor
Approx. 45.9 sq. metres (494.4 sq. feet)



Total area: approx. 120.9 sq. metres (1301.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC