

SHARMAN  
BURGESS  
FOR SALE  
01205 361161



**£365,000**

Honima Lodge, Chapel Lane, Friskney, Boston, Lincolnshire PE22 8RX

**SHARMAN BURGESS**

**Honima Lodge, Chapel Lane, Friskney,  
Boston, Lincolnshire PE22 8RX  
£365,000 Freehold**

**ACCOMMODATION**

**RECEPTION HALL**

12' 0" x 11' 8" (maximum measurement including staircase)  
(3.66m x 3.56m)

Having partially obscure glazed front entrance door with obscure glazed windows to either side, staircase rising to first floor landing, wood effect laminate flooring, radiator, ceiling light point.

**GROUND FLOOR SHOWER ROOM**

Having a three piece suite comprising WC, shower cubicle with wall mounted mains fed shower with bi-fold shower screen, pedestal wash hand basin, tiled floor, fully tiled walls, radiator, extractor fan, ceiling light point.

A large five bedroomed family home offering good sized lived accommodation throughout comprising a reception hall, lounge with multi fuel burner, dining/garden room, breakfast kitchen, utility room, ground floor shower room and office. To the first floor are five bedrooms arranged off a large landing, with en-suite shower room to bedroom one and a family bathroom. Further benefits includes a generous double garage with two sets of doors (one of which is electric), large driveway, rear garden, oil fired central heating and uPVC double glazing.



**SHARMAN BURGESS**

### LOUNGE

18' 4" (maximum measurement) x 12' 6" (maximum measurement) (5.59m x 3.81m)

Having a mixture of wood effect laminate flooring and carpet flooring, radiator, ceiling light point, window to rear aspect, TV aerial point, wiring for satellite TV, multi fuel (coal and log) burner with wall mounted tiling to the rear and tiled hearth.

### DINING/GARDEN ROOM

11' 8" x 9' 8" (3.56m x 2.95m)

Having wood effect laminate flooring, ceiling light point, radiator, double doors to rear garden.

### BREAKFAST KITCHEN

17' 5" (maximum measurement) x 12' 6" (maximum measurement) (5.31m x 3.81m)

Having roll edge work surfaces with tiled splashbacks, one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with corner display shelving and glazed display cabinets, fitted waist height double oven and grill, four ring induction hob with illuminated fume extractor above, plumbing for dishwasher, dual aspect windows, tiled flooring radiator, ceiling light point, ceiling mounted strip lights, space for American style fridge freezer.



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### UTILITY ROOM

12' 6" x 6' 8" (3.81m x 2.03m)

Having counter tops with stainless steel sink and drainer, base level storage units and wall units, plumbing for automatic washing machine, space for condensing tumble dryer, tiled flooring, radiator, ceiling mounted strip light, extractor fan, window to side aspect, door to garden, personnel door through to double garage.

### OFFICE

12' 5" x 5' 10" (3.78m x 1.78m)

Having wood effect laminate flooring, window to front aspect, radiator, ceiling light point.

### FIRST FLOOR LANDING

Having access to roof space, ceiling light point.

### BEDROOM ONE

15' 6" x 12' 6" (4.72m x 3.81m)

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

### EN-SUITE SHOWER ROOM

Having double shower cubicle with wall mounted mains fed shower and fitted shower screen, WC, pedestal wash hand basin, tiled floor, fully tiled walls, radiator, ceiling light point, extractor fan, obscure glazed window.

### BEDROOM TWO

12' 6" x 11' 8" (3.81m x 3.56m)

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



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### BEDROOM THREE

12' 5" (maximum measurement including chimney breast) x 12' 6" (3.78m x 3.81m)

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

### BEDROOM FOUR

12' 6" x 8' 7" (3.81m x 2.62m)

Having window to side aspect, radiator, ceiling light point.

### BEDROOM FIVE

11' 9" (maximum measurement) x 7' 6" (maximum measurement) (3.58m x 2.29m)

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

### FAMILY BATHROOM

Having a three piece suite comprising WC, pedestal wash hand basin and panelled bath with mixer tap and hand held shower attachment. Tiled flooring, extended tiled splashbacks, radiator, electric shaver point, extractor fan, obscure glazed window, ceiling light point, built-in linen cupboard with slatted linen shelving within.



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## EXTERIOR

To the front, the property is approached over a large granite gravelled driveway which provides ample off road parking, hardstanding and turning space as well as vehicular access to the double garage, there is also a lawned area to the front of the property.

The rear gardens are laid initially to a paved seating area, with further gravelled seating area with covered pergola. The remainder of the garden is predominantly laid to lawn and enclosed by fencing and served by external lighting. The property enjoys views over open farmland to the rear.

## DOUBLE GARAGE

23' 8" x 17' 6" (7.21m x 5.33m)

Having two up and over doors (one electric), served by power and lighting, dual aspect windows, floor mounted Worcester combination oil central heating boiler, electric fuse box, invertor and isolators for solar panels.

## SERVICES

Mains water, electricity and drainage are connected to the property. The property is served by oil fired central heating and benefits from replacement boiler and oil tank. There are 16 solar panels located on the roof of the property which are owned by the current vendor, with ownership passing to the new owners upon completion of sale. The current vendor receives a healthy tariff payment and further information is available to prospective purchasers upon request.

## REFERENCE

26788540/21092023/AND



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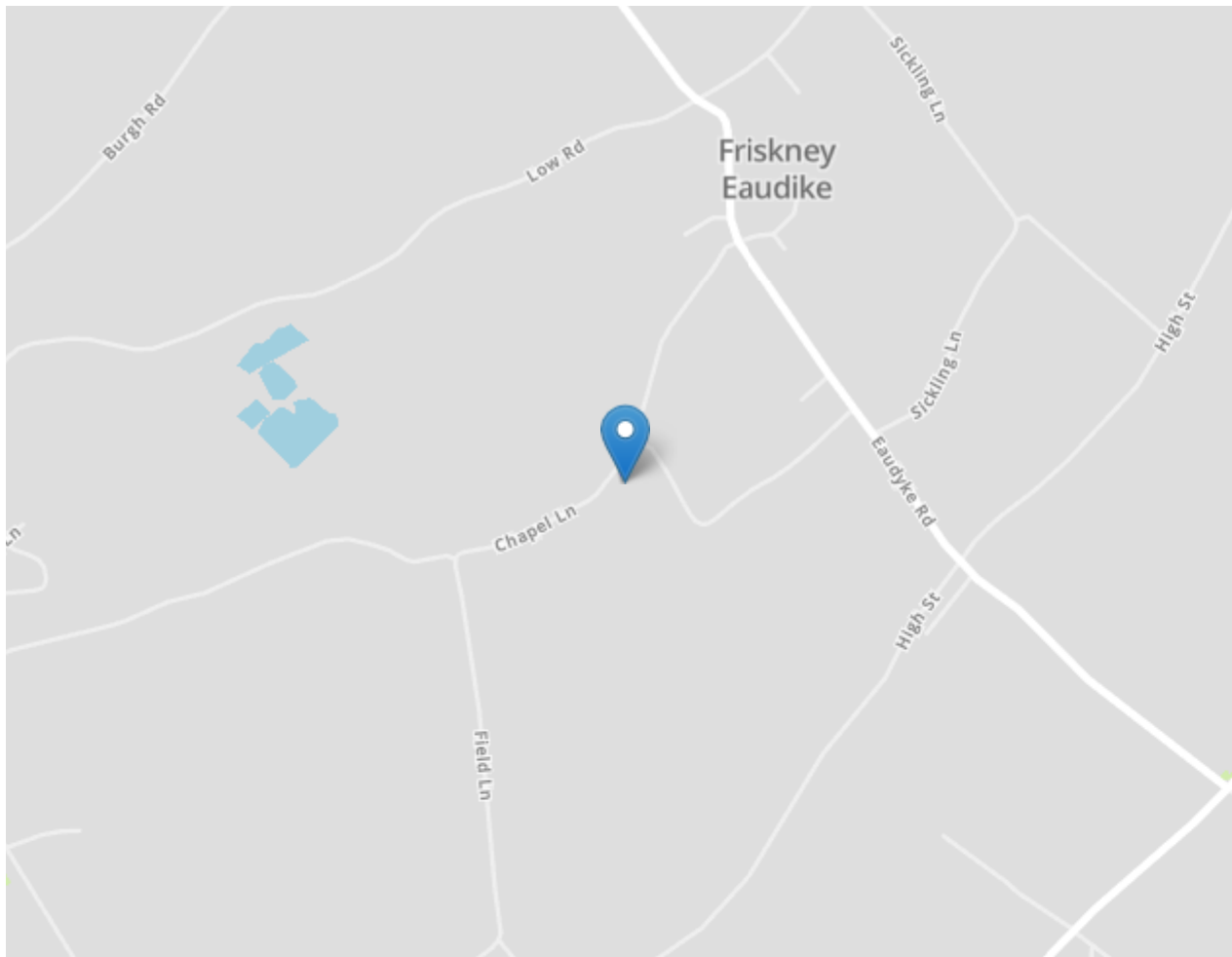
## AGENT'S NOTES

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.

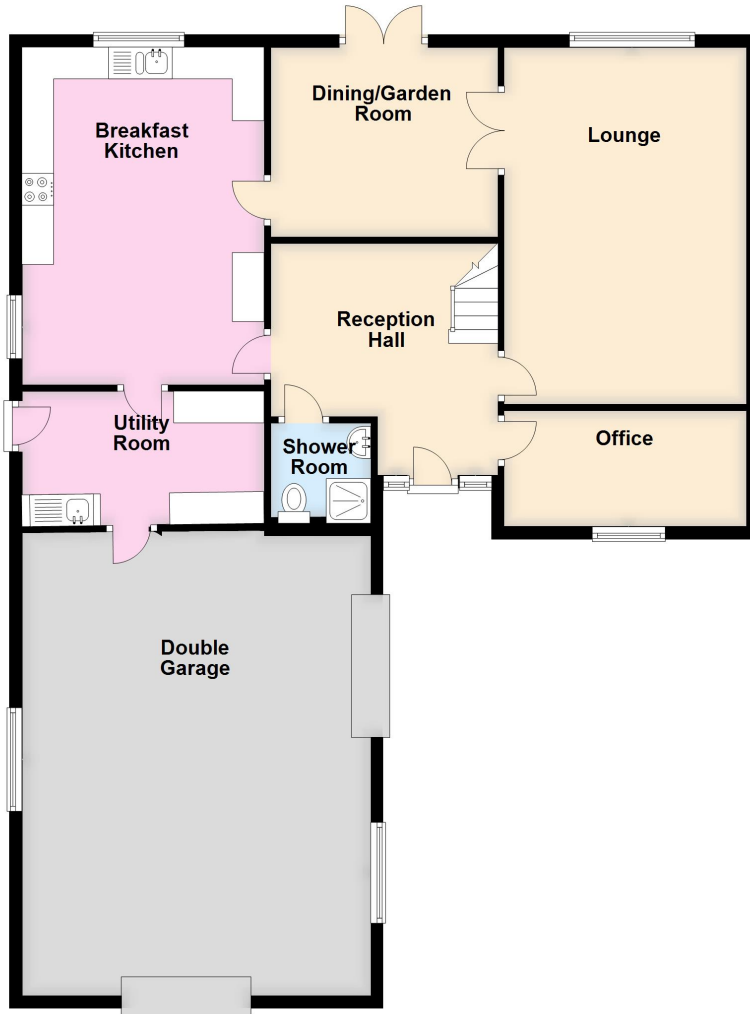
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

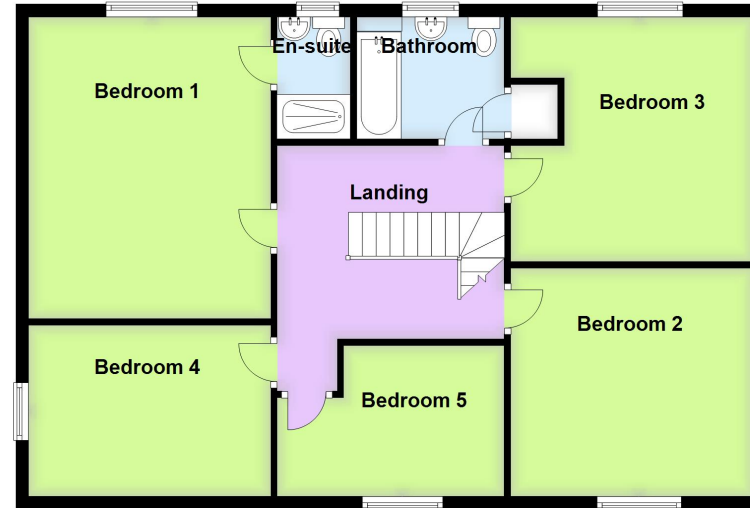


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 124.8 sq. metres (1342.9 sq. feet)



**First Floor**  
Approx. 85.9 sq. metres (924.6 sq. feet)



Total area: approx. 210.7 sq. metres (2267.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		11
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	10	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			