



£285,000

Jasmine Cottage, Northlands Lane, Sibsey, Boston, Lincolnshire PE22 0UD

SHARMAN BURGESS

**Jasmine Cottage, Northlands Lane, Sibsey,
Boston, Lincolnshire PE22 0UD
£285,000 Freehold**

ACCOMMODATION

RECEPTION HALL

Having a partially glazed front entrance door with windows to either side, slate tiled floor, wall mounted coat hoods, ceiling recessed lighting, built-in cloak cupboard with shelving within.

GROUND FLOOR WC

Having WC, wash hand basin, walls tiled to approximately half height, obscure glazed window, ceiling recessed lighting.

Being situated in a fantastic location within a large plot is this charming detached cottage with many character features including exposed brickwork walls, exposed ceiling beams, latched doors and a multi fuel stove. The accommodation comprises a reception hall with slate flooring, open plan lounge diner with bespoke fitted staircase, conservatory, kitchen, ground floor four piece bathroom and an additional ground floor WC. To the first floor are three generous bedrooms arranged off a landing. Further advantages include fantastic enclosed gardens, driveway providing parking and a superb village location. No onward chain.



SHARMAN BURGESS



GROUND FLOOR FAMILY BATHROOM

Having a four piece suite with pedestal wash hand basin, WC, corner panelled bath with mixer tap, shower cubicle with wall mounted mains fed shower and fitted shower screen, decorative tiled floor, fully tiled walls, ceiling recessed lighting, obscure glazed window, heated towel rail.

OPEN PLAN LOUNGE DINER

32' 5" x 12' 7" (9.88m x 3.84m) (both maximum measurements)
The lounge area comprises sliding patio doors leading to the garden with windows to either side, feature fireplace with exposed brickwork chimney breast and multi fuel stove set within and tiled hearth, exposed ceiling beams, wall mounted lighting. The dining area comprises feature exposed brickwork walls, exposed ceiling beams and ornamental fireplace with exposed brickwork chimney breast, tiled hearth and display mantle, wall mounted radiator, wall mounted lighting, stairs rising to first floor landing. Open plan from Lounge area to: -

CONSERVATORY

13' 8" x 8' 10" (4.17m x 2.69m)
Of uPVC double glazed construction with polycarbonate roof. Having sliding patio doors leading to the garden, tiled floor, wall mounted lighting.



**SHARMAN
BURGESS** Est 1996

KITCHEN

13' 9" x 9' 0" (4.19m x 2.74m)

Having counter tops with inset ceramic sink and drainer with mixer tap, extensive range of base level storage units and drawer units, plumbing for automatic washing machine, integrated dishwasher, space for tumble dryer, space for electric cooker with glazed splashback and illuminated stainless steel fume extractor above, space for fridge and freezer, coved cornice, ceiling recessed lighting, window, low level electric kickboard heater.

FIRST FLOOR SPLIT LEVEL LANDING

Having window, exposed brickwork walls and ceiling light point.

BEDROOM ONE

12' 10" x 11' 9" (3.91m x 3.58m) (both maximum measurements)

Having window, radiator, ceiling light point.

BEDROOM TWO

13' 0" x 9' 3" (3.96m x 2.82m)

Having window, radiator, ceiling light point, access to roof space.

BEDROOM THREE

10' 2" x 9' 4" (3.10m x 2.84m) (both maximum measurements)

Having window, ceiling light point.

EXTERIOR

The property has a hardstanding parking area and gated access leading to the property. Jasmine Cottage sits on a large plot with extremely well presented gardens to both the front and side to the majority. There are large sections of lawn with flower and shrub borders and trees. There is a raised decked seating area, a paved seating area with pergola above and trellis screen. There are two timber sheds to be included within the sale providing further storage space. The garden is fully enclosed by fencing and served by outside lighting.

SERVICES

Mains water, electricity and drainage are connected to the property. The central heating is from a solid fuel back boiler from the multi fuel stove in the lounge which heats the radiators. The property does have a hot water tank with electric immersion heater if required.

REFERENCE

26402438/20062023/BOO



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

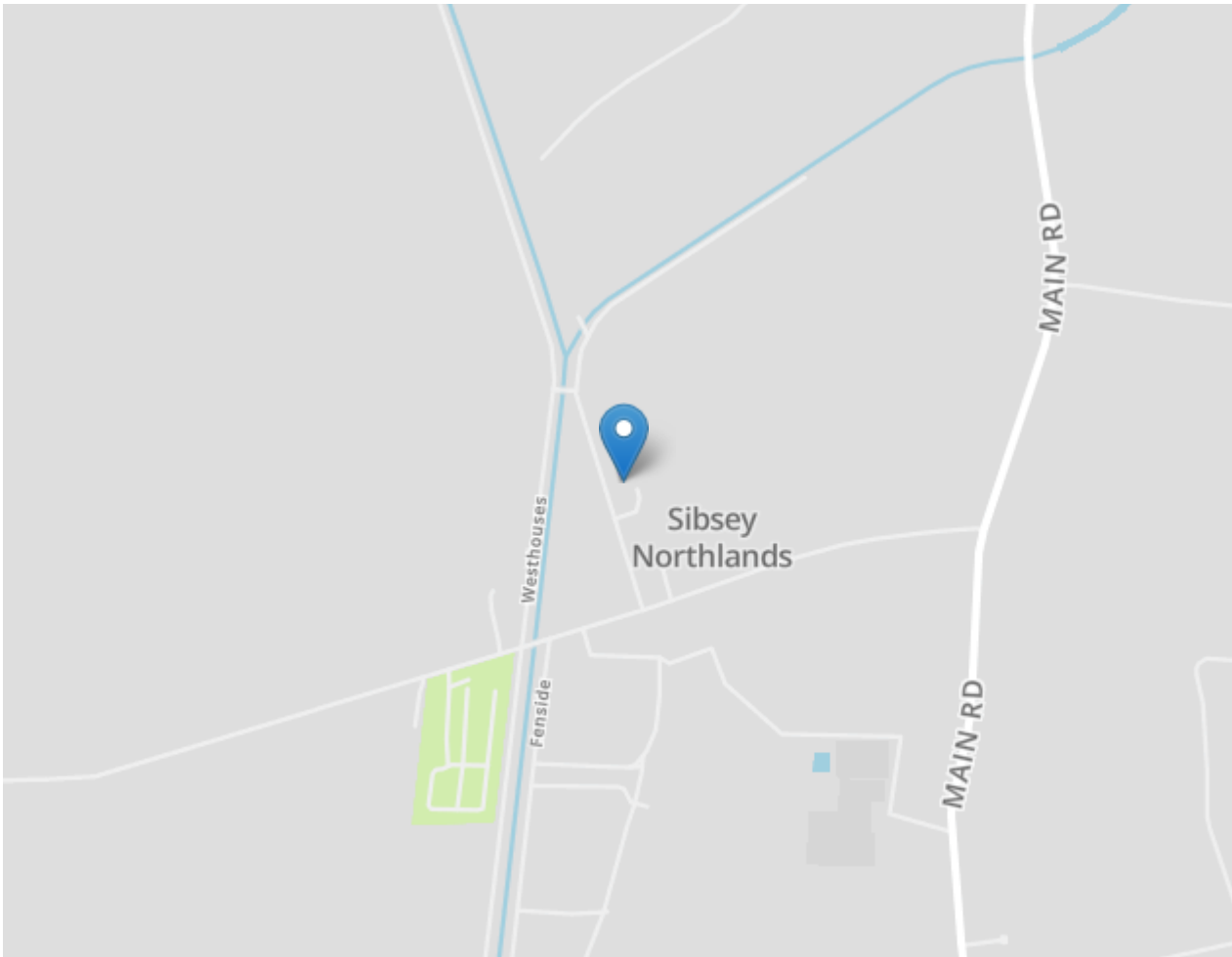
AGENT'S NOTES

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.

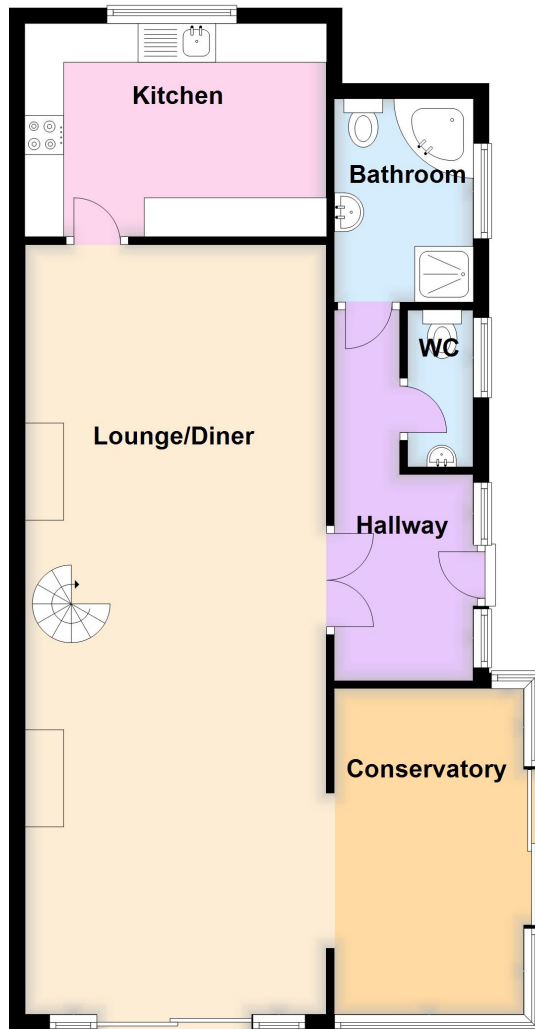
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

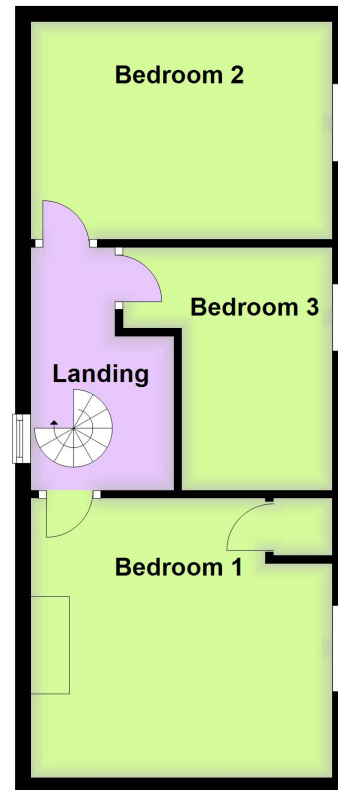
Ground Floor

Approx. 75.4 sq. metres (811.8 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 113.2 sq. metres (1219.0 sq. feet)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	