



**£290,000**

Ivydene Cottage, Eaudyke, Friskney, Boston, Lincolnshire PE22 8NL

**SHARMAN BURGESS**

**Ivydene Cottage, Eaudyke, Friskney, Boston,  
Lincolnshire PE22 8NL  
£290,000 Freehold**

**ACCOMMODATION**

**ENTRANCE LOBBY**

Having a partially obscure glazed front entrance door, staircase rising to first floor landing, coved cornice.

**SITTING ROOM**

13' 10" (maximum measurement) x 11' 10" (maximum measurement including chimney breast) (4.22m x 3.61m)

Having dual aspect windows to the front and side of the property, wood effect laminate flooring, radiator, dado rail, coved cornice, ceiling light point, log burner with fitted hearth.

A large five bedroomed detached house with accommodation comprising an entrance lobby, sitting room and lounge both with log burners, dining room, kitchen, utility room and ground floor shower room. To the first floor are five large bedrooms arranged off a landing and a family bathroom. Further benefits include gardens to the front, side and rear, driveway, single garage, oil central heating and uPVC double glazing.



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### LOUNGE

19' 8" (maximum measurement including archway) x 12' 4" (maximum measurement including chimney breast) (5.99m x 3.76m)

Having dual aspect windows to the front and side of the property, wood effect laminate flooring, two radiators, coved cornice, two ceiling light points, TV aerial point, fitted log burner with quarry tiled hearth, exposed brickwork and display mantle, under stairs storage cupboard.

### KITCHEN

15' 7" x 7' 10" (4.75m x 2.39m) (both maximum measurements)

Having roll edge work surfaces with matching upstands and tiling above, 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, integrated electric oven and grill, four ring induction hob with stainless steel illuminated fume extractor above, plumbing for dishwasher, space for standard height fridge or freezer, tiled floor, fully tiled walls, radiator, ceiling recessed lighting, window to side aspect.

### DINING ROOM

16' 0" x 8' 2" (4.88m x 2.49m)

Having tiled floor, double doors leading to the garden, window to rear aspect, radiator, coved cornice, ceiling light point, wall mounted lighting.



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### UTILITY ROOM

With stainless steel sink and drainer, plumbing for automatic washing machine, space for twin height fridge freezer, tiled floor, obscure glazed window, ceiling light point, wall mounted storage cupboard, floor mounted oil central heating boiler.

### GROUND FLOOR SHOWER ROOM

Having a walk-in shower area with non-slip flooring, wall mounted electric shower, wash hand basin, WC, fully tiled walls, electric heated towel rail, obscure glazed window and ceiling recessed lighting.

### FIRST FLOOR LANDING

Having access to roof space, coved cornice, two ceiling light points.

### BEDROOM ONE

14' 0" (maximum measurement) x 12' 0" (maximum measurement including chimney breast) (4.27m x 3.66m)

Having windows to front and side aspects, radiator, coved cornice, ceiling light point.

### BEDROOM TWO

12' 5" x 10' 7" (3.78m x 3.23m) (both maximum measurements)

Having window to front and side aspects, radiator, coved cornice, ceiling light point, pedestal wash hand basin with tiled splashback.

### BEDROOM THREE

13' 9" x 8' 0" (4.19m x 2.44m) (both maximum measurements)

Having windows to side and rear aspects, radiator, coved cornice, ceiling light point.





#### **BEDROOM FOUR**

12' 2" x 11' 2" (3.71m x 3.40m) (both maximum measurements)  
Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in storage cupboard with shelving within.

#### **BEDROOM FIVE**

12' 2" x 8' 0" (3.71m x 2.44m) (both maximum measurements)  
Having window to side aspect, radiator, coved cornice, ceiling light point.

#### **FAMILY BATHROOM**

Having a three piece suite comprising panelled bath, push button WC, pedestal wash hand basin with mixer tap, radiator, tiled walls, obscure glazed window, ceiling light point, built-in airing cupboard with slatted linen shelving and hot water cylinder within.

#### **EXTERIOR**

The property is approached over a driveway through five bar double gates, providing off road parking as well as vehicular access to the garage.

The property benefits from gardens to the front, side and rear, with the property having low level hedging to the front boundary and front gardens laid to lawn with flower and shrub borders. The side garden is predominantly laid to lawn with gated access leading to the rear garden which is again predominantly laid to lawn and enclosed by a mixture of fencing and hedging. The rear garden also benefits from a paved patio seating area and houses the oil tank.



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### SINGLE GARAGE

17' 10" x 9' 0" (5.44m x 2.74m) (both maximum measurements)

Having up and over door, served by power and lighting.

### SERVICES

Mains water, electricity and drainage are connected to the property. The property is served by oil fired central heating.

### REFERENCE

26469102/07072023/GAR



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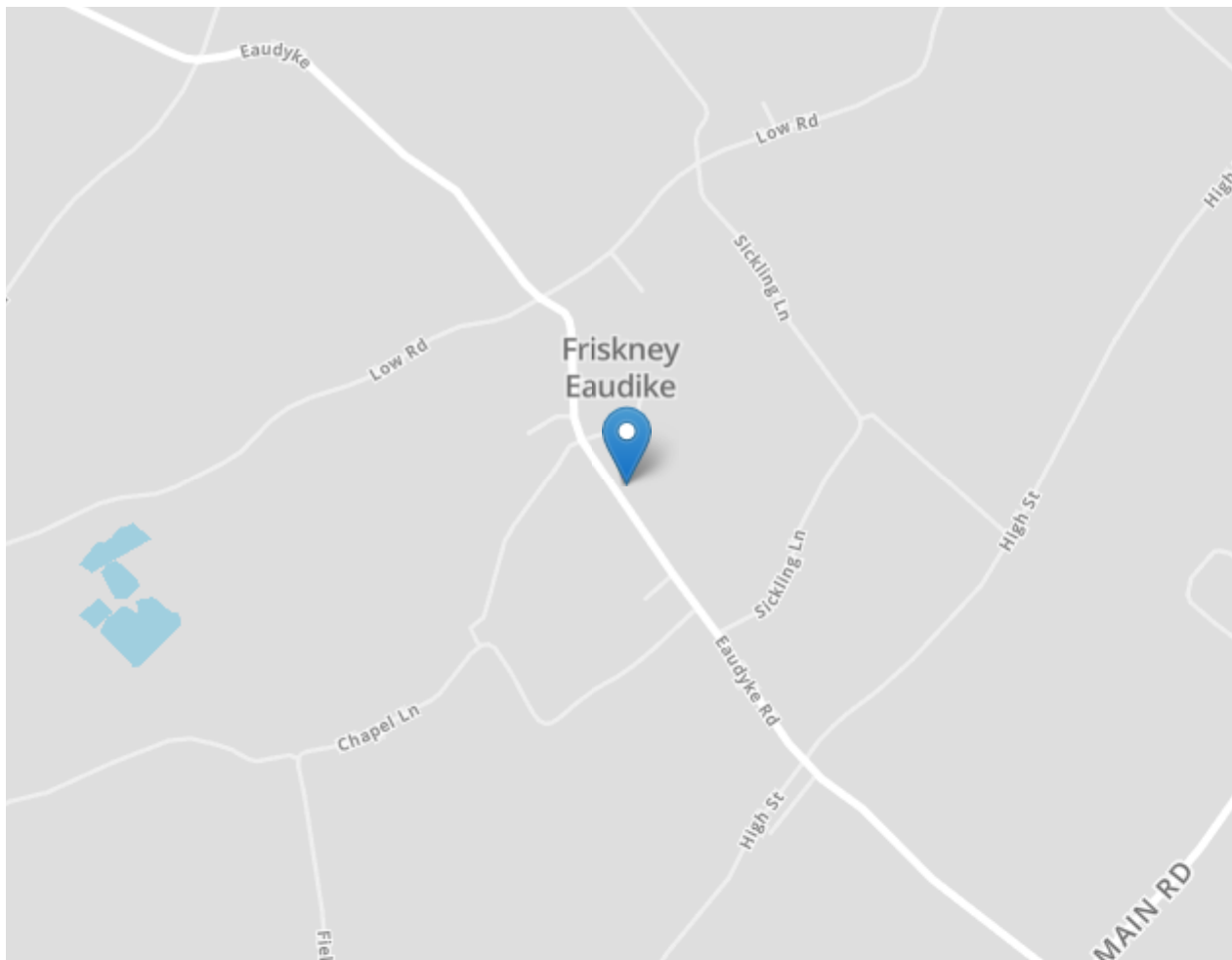
## AGENT'S NOTES

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.

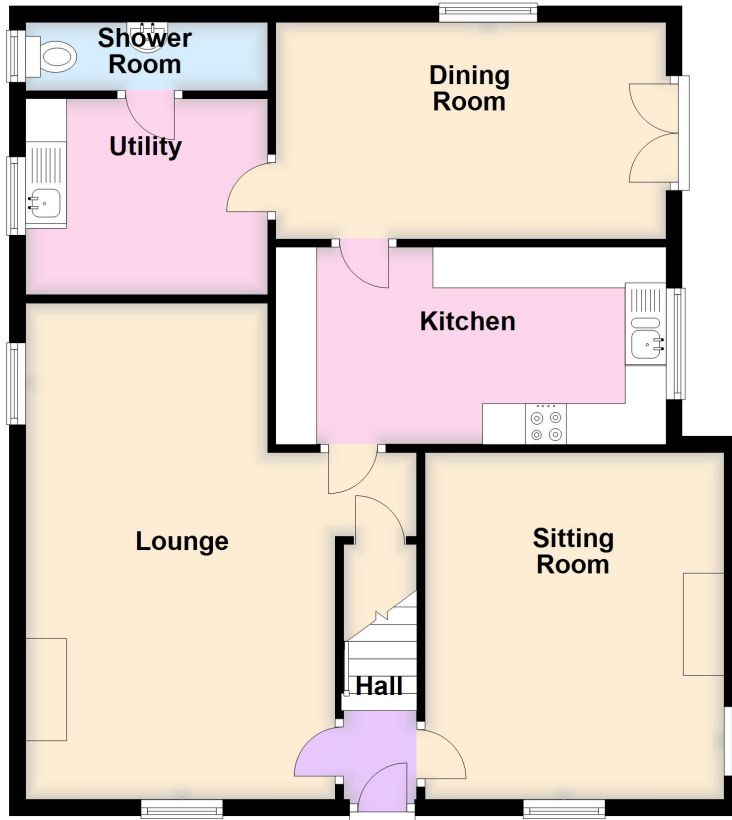
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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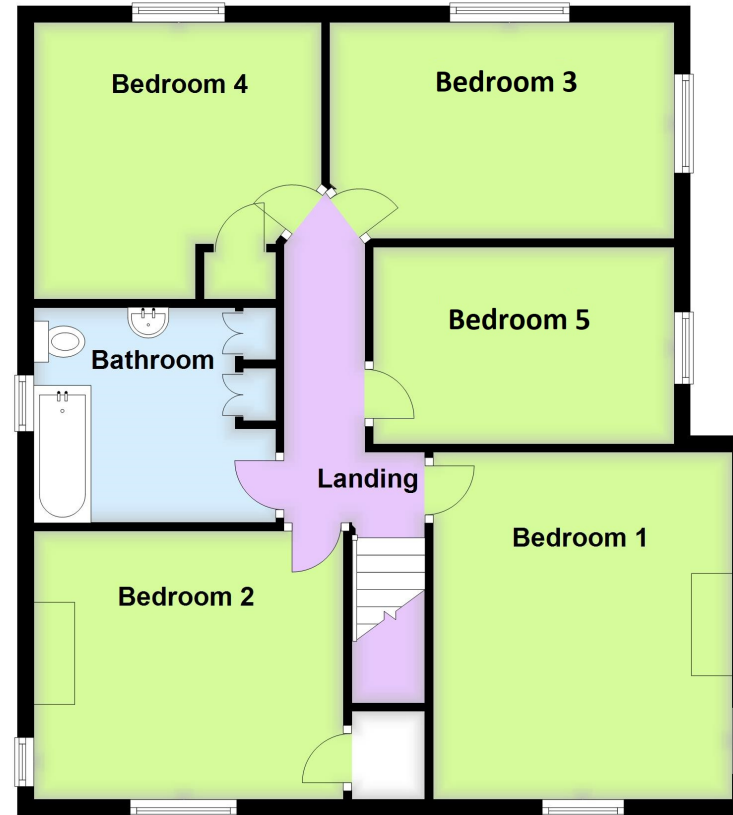
### Ground Floor

Approx. 76.5 sq. metres (823.9 sq. feet)



### First Floor

Approx. 77.4 sq. metres (833.4 sq. feet)



Total area: approx. 154.0 sq. metres (1657.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(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			