



**SHARMAN
BURGESS**
For Sale
01205 361161

£645,000

Monks Lantern, Sleaford Road, Wigtoft, Boston, Lincolnshire PE20 2NR

SHARMAN BURGESS

**Monks Lantern, Sleaford Road, Wigtoft,
Boston, Lincolnshire PE20 2NR
£645,000 Freehold**

ACCOMMODATION

FRONT ENTRANCE LOBBY

With tiled floor and uPVC double glazed door leading to: -

RECEPTION HALL

21' 0" x 9' 11" (maximum) (6.40m x 3.02m)

With oak flooring, radiator, smoke alarm, staircase leading off with built-in storage cupboard beneath, coat cupboard, lift to the first floor accommodation.

CLOAKROOM

Being fitted with a white suite comprising WC, pedestal hand basin with tiled splashback, radiator, extractor fan, oak flooring.

A superb individual detached house occupying a non estate position within this small village, enjoying easy access to communication links. Offering extensive six bedroomed accommodation, improved in recent years to provide a spacious and flexible family home with its own LIFT set in an established garden plot of approximately 0.4 OF AN ACRE with south facing rear garden. Includes master bedroom with en-suite, two further bathrooms, large lounge and dining room, garden room, sizeable fitted breakfast kitchen and utility. Outside office and sitting room in garden setting, large car port and double garage with ample parking. Viewing is highly recommended.



SHARMAN BURGESS

LOUNGE

17' 8" x 16' 2" (5.38m x 4.93m)

Featuring an ornate period style fireplace incorporating multi fuel stove on tiled hearth, two radiators, TV aerial point, telephone point, connecting archway to: -

DINING ROOM

14' 7" x 10' 11" (4.45m x 3.33m)

Also with independent access from the reception hall, with radiator.

BREAKFAST KITCHEN

20' 7" x 15' 11" (6.27m x 4.85m)

Having been refitted by the present vendors with an extensive range of units complemented by granite worktops and splashbacks comprising inset ceramic sink unit, extensive range of base level cupboards and drawers together with matching wall mounted cupboards having concealed work surface lighting beneath, tall double larder cupboard, island unit incorporating cupboards and drawers beneath with breakfast bar, Bosch electric ceramic hob with Rangemaster fume extractor hood above, Beko electric fan assisted oven, plumbing for dishwasher, eyeball ceiling lights, tiled floor, radiator, uPVC double glazed stable style door opening to side car port, uPVC double glazed French doors leading to the rear garden, glazed panelled double doors to: -



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GARDEN ROOM

12' 0" x 11' 10" (3.66m x 3.61m)

Having tiled floor, radiator, ceiling fan incorporating electric light set to wood panelled ceiling, telephone point, uPVC double glazed French doors leading to the rear garden.

UTILITY ROOM

8' 8" x 6' 6" (2.64m x 1.98m)

Having fitted work surfaces complemented by tiled splashbacks and incorporating inset single drainer ceramic sink unit with cupboard beneath, matching wall mounted cupboards, plumbing for automatic washing machine, extractor fan, tiled floor, Warmflow oil central heating boiler.

RETURN STAIRS AND LANDING

Having access to roof space, radiator, large built-in shelved cupboard with electric light, two smoke alarms, built-in airing cupboard housing the insulated hot water cylinder with immersion heater and digital central heating programmer. It should be noted that access can also be gained to the first floor accommodation via the lift thus making the property ideal for and useable by the elderly or infirm.

MASTER BEDROOM (REAR)

17' 0" x 15' 2" (5.18m x 4.62m)

Having TV aerial point, telephone point, two full length windows overlooking the rear, under floor heating, large walk-in clothes closet with hanging rails and recessed spot lighting.



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EN-SUITE BATHROOM

11' 4" x 7' 7" (3.45m x 2.31m)

Being fitted with a white suite comprising bath with period style mixer tap and shower hose attachment, pedestal hand basin, WC, large shower cubicle with built-in mixer shower, tiled floor, chrome heated towel rail, recessed spotlighting to ceiling, extractor fan.

BEDROOM TWO (FRONT)

15' 5" x 9' 8" (4.70m x 2.95m)

Having radiator, TV aerial point, telephone point.

BEDROOM THREE (REAR)

12' 3" x 10' 2" (3.73m x 3.10m)

Having radiator, TV aerial point.

BEDROOM FOUR (REAR)

12' 3" x 10' 1" (3.73m x 3.07m)

Having large built-in double doored wardrobe with electric light, radiator, TV aerial point.

SHOWER ROOM

11' 8" (maximum) x 6' 5" (maximum) (3.56m x 1.96m)

Having half wood panelled walls and being fitted with a white suite comprising large double tiled shower cubicle with built-in mixer shower and extractor fan above, pedestal hand basin, WC, large recessed mirror, tiled floor, recessed spotlighting to wood panelled ceiling, chrome heated towel rail, circular natural skylight.



BEDROOM FIVE (REAR)

11' 4" x 8' 9" (3.45m x 2.67m)

Having radiator, TV aerial point.

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BATHROOM

10' 8" x 8' 0" (3.25m x 2.44m)

Being fitted with a white suite comprising slipper bath with period style mixer taps and shower hose attachment, pedestal hand basin with tiled splashback, WC, radiator, recessed spotlighting to wood panelled ceiling, extractor fan.

STUDY/BEDROOM SIX (FRONT)

15' 5" x 7' 9" (4.70m x 2.36m)

Having radiator, TV aerial point.

EXTERIOR

The property is approached via a five bar gate over a gravelled driveway with turning/parking bay providing parking space for numerous vehicles, served by exterior lighting and outside cold water tap. Gardens to the front of the property are principally laid to lawn enclosed and privately screened by an established Laurel hedge. Double gates provide access to a side courtyard area which principally comprises of an impressive brick constructed car port as part of a former extension to the house measuring 24' 0" x 15' 4" (7.32m x 4.67m) with block paved base, lighting and through access to the: -

DETACHED DOUBLE GARAGE

19' 3" x 20' 1" (5.87m x 6.12m)

Of brick and tiled construction accessed via two sets of metal double doors and having four power points, fluorescent strip lighting, uPVC double glazed window and personnel door leading to the rear garden. One half of the garage is currently partitioned to provide a workshop or storage room 11' 5" x 8' 6" (3.48m x 2.59m) fitted with a range of base level and wall mounted kitchen units together with a single drainer stainless steel sink unit (not plumbed in). There is also power and lighting within this partitioned area.

The extensive rear gardens enjoy the principal benefits of being both fully enclosed and approximately south facing and are served by outside lighting and water. Initially to the rear is a large paved patio adjacent to which are two lawned areas, one being an impressive Lazylawn artificial surface divided by a path with pergola draped with wisteria and climbing roses with further climbing plants to the borders. The large bottom section of the garden is separated by a low fence and gate and is principally laid to grass incorporating a variety of trees, shrubs and paved patio areas and incorporating a seating arbour. Numerous outbuildings can be found within the gardens as follows: -



BRICK & TIMBER GLASSHOUSE

8' 4" x 5' 6" (2.54m x 1.68m)

With double doors thereto and plant staging.

TIMBER & FELT TOOL SHED

7' 10" x 6' 0" (2.39m x 1.83m)

With two power points and fluorescent strip light.

TIMBER & FELT GARDEN SHED

8' 0" x 6' 0" (2.44m x 1.83m)

With workbench, power points and electric light. A covered storage area connects these two sheds and also has external power points.

2700 LITRE PVC OIL STORAGE TANK

Set on concrete base.

Also set within the extensive garden setting, recently installed by Smartoffice is a delightful: -

GARDEN SITTING ROOM

15' 8" x 10' 5" (4.78m x 3.17m)

Installed in late 2023 and having vaulted ceiling with spotlighting, power points, sealed unit double glazed windows and French doors with fitted venetian blinds and exterior lighting.

WOOD STORE

OFFICE

10' 6" x 6' 11" (3.20m x 2.11m)

A similar Smartoffice construction providing an ideal outside work space and having sealed unit double glazing, power and lighting installed and outside lighting.

SERVICES

Mains water, electricity and drainage are connected. The property is served by an oil central heating system and is fitted with replacement uPVC double glazed windows and doors installed since the current vendors' purchase of the property in 2017. The property is also fitted with PVC soffits and fascias together with a security alarm system.

REFERENCE

23012024/27225284/ELL





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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.

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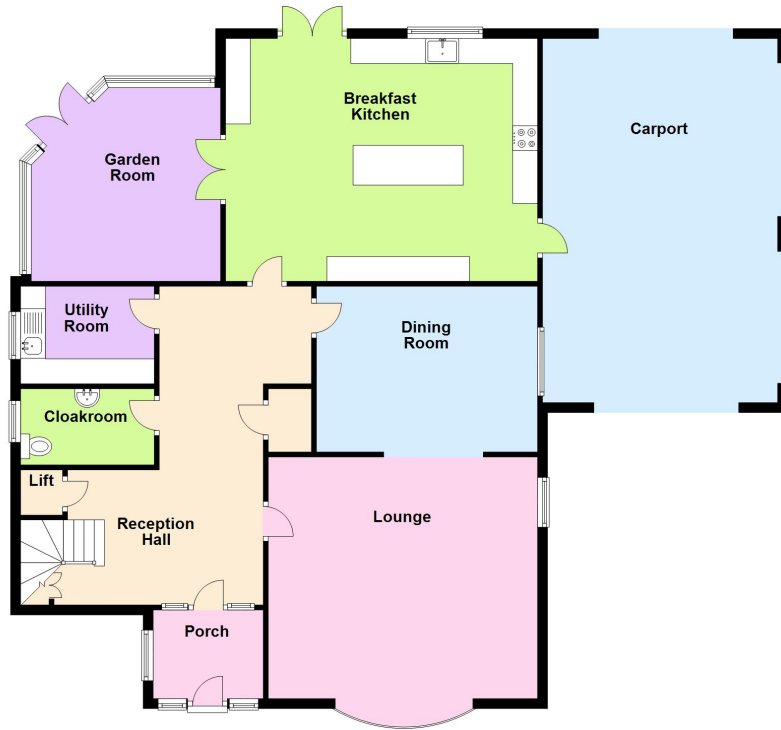
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 162.0 sq. metres (1743.5 sq. feet)



First Floor

Approx. 141.9 sq. metres (1527.2 sq. feet)



Total area: approx. 303.9 sq. metres (3270.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	85
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	