



**£349,950**

Excessive, Spittal Hill Road, Freiston, Boston, Lincolnshire PE22 0PA

**SHARMAN BURGESS**



**Excessive, Spittal Hill Road, Freiston, Boston,  
Lincolnshire PE22 0PA  
£349,950 Freehold**

**ACCOMMODATION**

**REAR ENTRANCE**

8' 7" x 9' 3" (2.62m x 2.82m)

Having rear entrance door, dual aspect windows, radiator, ceiling light point, glazed door through to: -

**INNER LOBBY**

Having tiled floor, radiator, coved cornice, ceiling light point, further obscure glazed door to: -

**INNER HALLWAY**

Having decorative circular window to front elevation, staircase rising to first floor, coved cornice, ceiling light point, under stairs storage cupboard.



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### LOUNGE

14' 8" x 13' 11" (4.47m x 4.24m)

Having window to front elevation, radiator, coved cornice, ceiling light point, fireplace with blockwork surround and display mantle and space for electric fire, housing for TV extending to the side with TV aerial point and wiring for satellite TV.

### KITCHEN DINER

25' 1" x 14' 1" (7.65m x 4.29m)

The Kitchen area comprises roll edge work surfaces with tiled splashbacks and inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and further wall units with additional glazed display cabinets, plumbing for dishwasher, space for standard height fridge or freezer, integrated waist height double oven and grill, housing for microwave oven, four ring electric hob, dual aspect windows, tiled floor, coved cornice, ceiling mounted lighting, radiator. The dining area benefits from dual aspect windows, radiator, coved cornice, ceiling light point.

### UTILITY ROOM

13' 0" (maximum into entrance area) x 10' 11" (3.96m x 3.33m)

Having counter top, base level storage units, wall units, space for condensing tumble dryer, plumbing for automatic washing machine, water softener, window to front elevation, radiator, coved cornice, ceiling light point, door to:



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### GROUND FLOOR CLOAKROOM

Having wash hand basin, WC, obscure glazed window to rear elevation, electric heated towel rail, coved cornice, ceiling light point within.

### FIRST FLOOR LANDING

Having window to front elevation, coved cornice, ceiling light point, access to loft space, radiator.

### BEDROOM ONE

14' 0" x 12' 1" (measurement taken to built-in wardrobes) (4.27m x 3.68m)

Having window to front elevation, radiator, coved cornice, built-in wardrobes to the majority of one wall with hanging rails and shelving within and overhead storage lockers, fitted dressing table.

### BEDROOM TWO

14' 0" x 10' 2" (measurement taken to built-in wardrobes) (4.27m x 3.10m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes to the majority of one wall with sliding mirrored doors and hanging rail and shelving within.

### BEDROOM THREE

11' 0" (maximum) x 10' 1" (maximum) (3.35m x 3.07m)

Having window to side elevation, radiator, coved cornice, ceiling light point.

### BEDROOM FOUR

10' 11" x 13' 1" (3.33m x 3.99m)

Having window to side elevation, radiator, coved cornice, ceiling light point.



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### SHOWER ROOM

Having pedestal wash hand basin, shower area with wall mounted Aqualisa shower and fitted shower screen, push button WC, fully tiled walls, coved cornice, ceiling light point, radiator, obscure glazed window to rear elevation, airing cupboard housing the hot water cylinder and slatted linen shelving within.

### EXTERIOR

The property benefits from a plot size of approximately 0.8 Acres (s.t.s) with the main vehicular access situated to the rear of the property from Homers Lane. This leads to a large gravelled hardstanding area which provides ample off road parking as well as vehicular access to the garage. Additional vehicular access is available from Spittal Hill Road. The front garden houses a former sunken pond with rockeries housing plants and shrubs. Immediately to the front of the games room and to the right hand side of the house is a large lawned area with low level wall to the front boundary. To the left hand side of the farmhouse is an additional parcel of land, part of which is to be included within the sale, taking the total area to the aforementioned approximate 0.8 Acres (s.t.s).

### GARAGE

19' 8" (maximum) x 11' 8" (maximum) (5.99m x 3.56m)  
Having electric up and over door, served by power and lighting, housing the wall mounted gas central heating boiler. Doorway through to: -



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#### DETACHED SINGLE STOREY OUTBUILDING

14' 0" (maximum) x 12' 11" (maximum) (4.27m x 3.94m) - irregular shaped room

The first section having been used as a store. Having window overlooking the driveway, ceiling mounted lighting. Door to games room and:-

#### CLOAKROOM

Having WC, wash hand basin and light within.

#### GAMES ROOM

47' 6" x 12' 3" (14.48m x 3.73m)

Having windows to front elevation, door leading to driveway, two radiators, ceiling mounted lighting.

#### BARN

34' 4" x 26' 10" (10.46m x 8.18m)

Having sliding double doors, concrete hardstanding floor, served by power and lighting.

#### SERVICES

Mains gas, electricity, water and drainage are connected. The property is served by owned solar panels which provide reduced price electricity and a quarterly 'feed in' tariff payment.

#### REFERENCE

17072025/29282600/DOW



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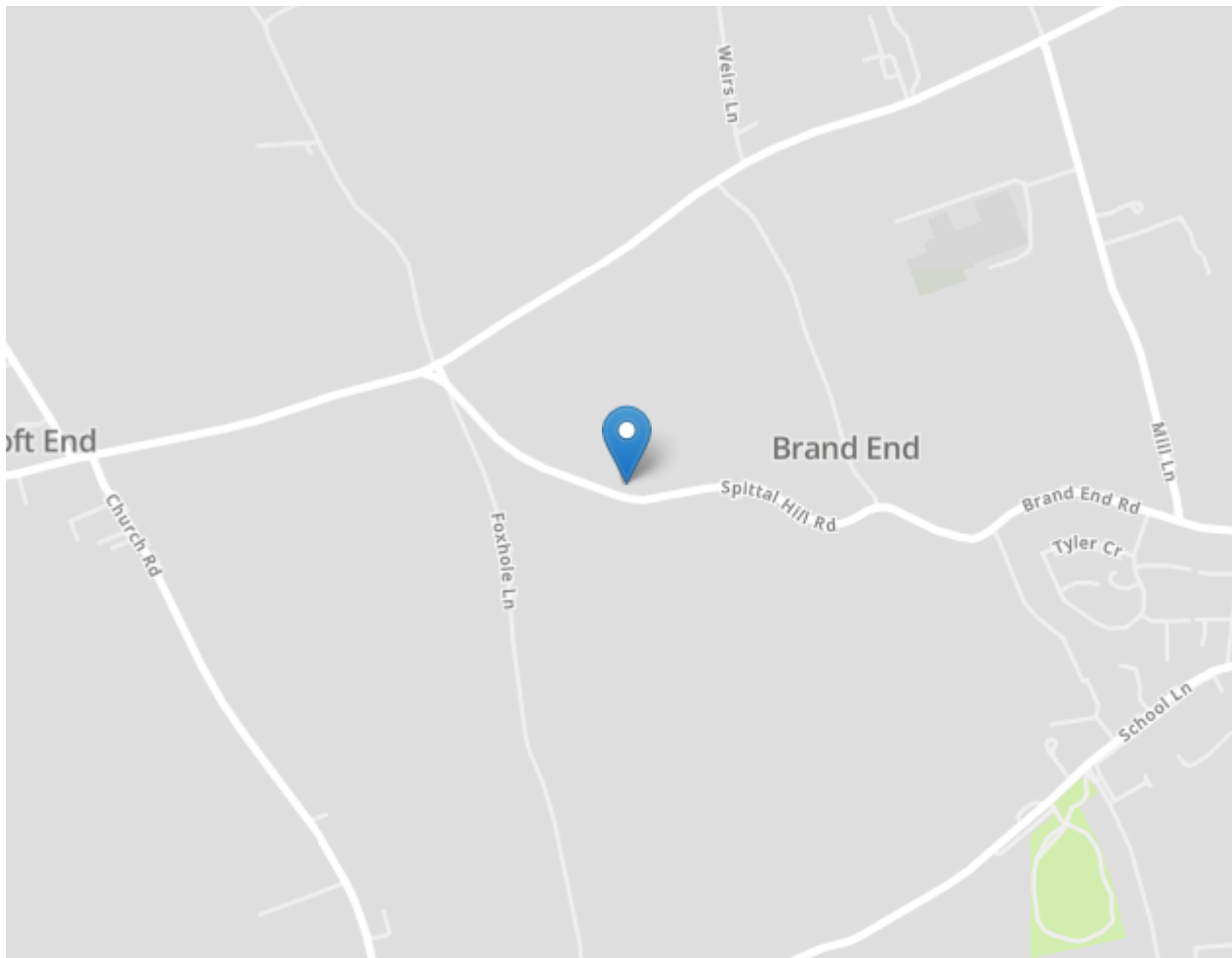
## AGENT'S NOTES

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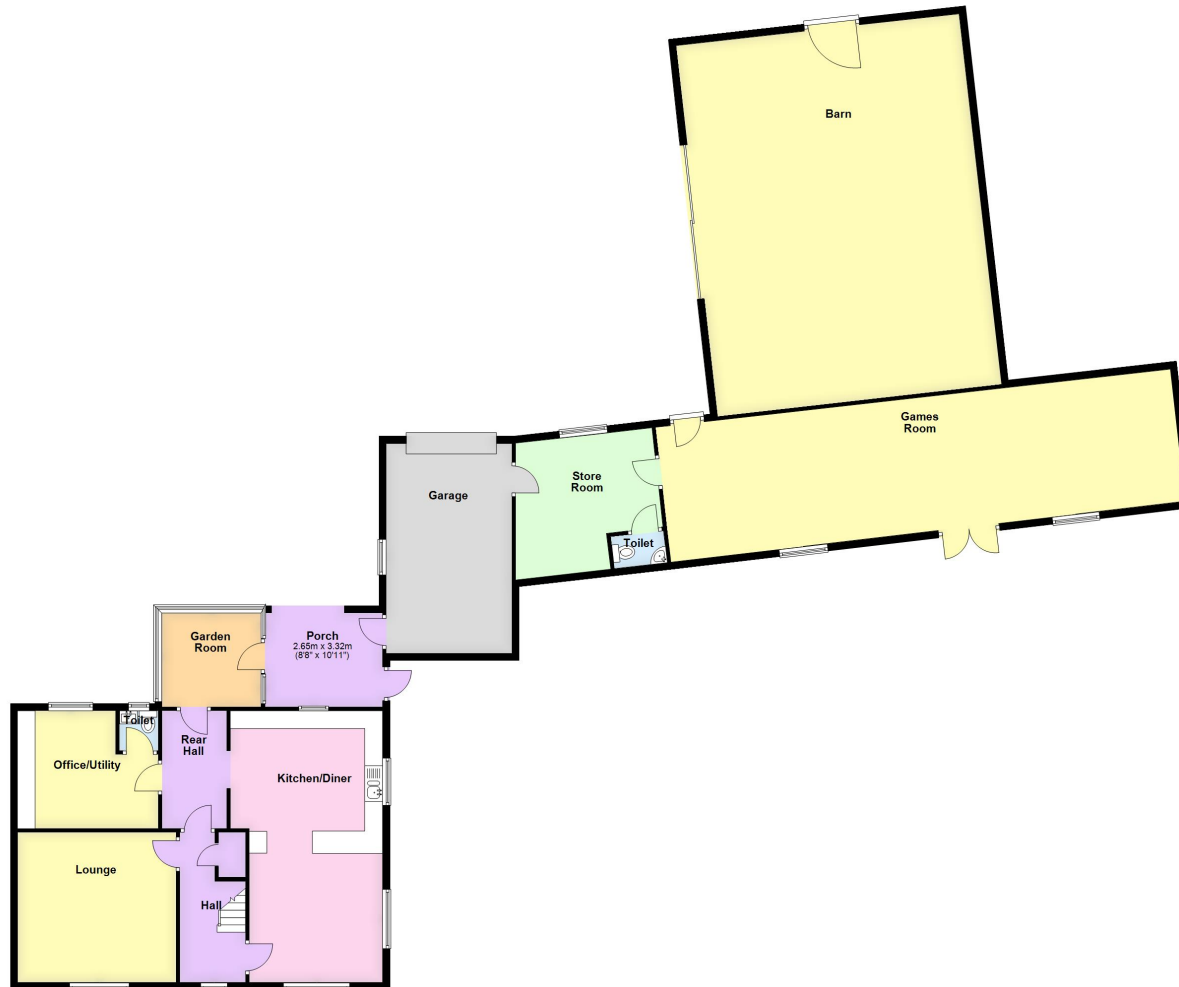
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



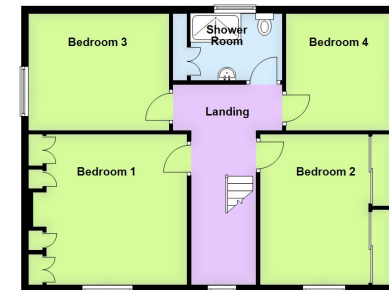
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 273.9 sq. metres (2948.1 sq. feet)



**First Floor**  
Approx. 79.1 sq. metres (851.5 sq. feet)



Total area: approx. 353.0 sq. metres (3799.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		99
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	