



£369,950

West Haven, Cross Drove, Brothertoft, Boston, Lincolnshire PE20 3SD

SHARMAN BURGESS

**West Haven, Cross Drove, Brothertoft,
Boston, Lincolnshire PE20 3SD
£369,950 Freehold**

ACCOMMODATION

CONSERVATORY

15' 10" x 13' 9" (4.83m x 4.19m)

Of brick and uPVC double glazed construction. Having partially obscure glazed front entrance door, French doors leading to the exterior, tiled floor, wall mounted coat hooks, ceiling light point incorporating fan, served by power, door to: -

CLOAKROOM

Having a two piece suite comprising corner wash hand basin with tiled splashback, WC, obscure glazed window to rear aspect, ceiling light point.

Having a fantastic plot size approaching 1.5 Acres (s.t.s), this detached bungalow also benefits from NO NEAR NEIGHBOURS. Situated just a short drive from Boston Town Centre yet surrounded to the majority by open countryside, this bungalow has accommodation comprising a large brick and uPVC conservatory, cloakroom, kitchen diner, lounge, three double bedrooms, three piece family bathroom and a separate WC. There is a range of garaging including purpose built garage/workshop, integral single garage and a concrete sectional garage. The grounds have potential for a variety of uses, both domestic or commercial, subject to gaining any necessary planning permissions or consents from the relevant local authorities. The property is served by oil central heating.



SHARMAN BURGESS

KITCHEN DINER

14' 3" x 12' 10" (4.34m x 3.91m) (both maximum measurements)

Accessed from conservatory. Having roll edge work surfaces with tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, integrated waist height double oven and grill, four ring electric hob with stainless steel fume extractor above, plumbing for automatic washing machine, dual aspect windows to both the front and rear of the property, radiator, coved cornice, ceiling mounted strip light, doors to:-

WALK-IN PANTRY

With space for twin height fridge freezer, plumbing for dishwasher, obscure glazed window, ceiling light point, wall mounted shelving.

LARDER

Having wall mounted shelving providing storage within.

INNER HALL

Having coved cornice, two ceiling light points, two radiators, wall mounted central heating thermostat, personnel door to integral garage.



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LOUNGE

17' 10" x 11' 9" (5.44m x 3.58m) (both maximum measurements)
Having dual aspect windows to both the front and side of the property, two radiators, coved cornice, ceiling light point, fireplace with space for electric fire, TV aerial point, wiring for satellite TV.

BEDROOM ONE

11' 9" (maximum measurement including built-in wardrobes) x 10' 9" (3.58m x 3.28m)
Having window to front aspect, radiator, ceiling light point, built-in wardrobes to the majority of one wall with hanging rails and shelving within and mirrored sliding doors.

BEDROOM TWO

12' 2" x 9' 6" (3.71m x 2.90m)
Having window to rear aspect, radiator, ceiling light point.

BEDROOM THREE

9' 6" x 9' 2" (2.90m x 2.79m)
Having window to rear aspect, radiator, ceiling light point.

BATHROOM

Having a three piece suite with corner shower shower cubicle with wall mounted electric shower within, pedestal wash hand basin, panelled bath, tiled floor, fully tiled walls, heated towel rail, obscure glazed window to rear aspect, ceiling light point, extractor fan.

SEPARATE WC

Having a two piece suite comprising WC, wash hand basin with tiled splashback, radiator, tiled floor, obscure glazed window, ceiling light point.



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EXTERIOR

The property enjoys a plot size approaching 1.5 Acres (s.t.s) and is a mixture of well presented lawned areas along with a range of garaging and outbuildings. Situated to the left hand side and rear of the property but predominantly to the right are extremely well kept and maintained domestic gardens which provide large expansive open spaces of grassland/lawn interspersed with a variety of deciduous and evergreen trees with matching hedging to the boundaries and mature flower and shrub borders. The grounds are served by external tap and lighting. The property enjoys far reaching views over arable farmland to the both the front and rear.

INTEGRAL GARAGE

18' 0" x 9' 0" (5.49m x 2.74m)

Having electric roller door, served by power and lighting, housing the electric consumer unit.

DETACHED GARAGE/WORKSHOP

19' 7" x 16' 2" (5.97m x 4.93m)

Having electric door, served by power and lighting, security alarm, loft access providing storage space.

LEAN-TO STORE

Situated to the rear of the garage/workshop and housing the oil tank.

CONCRETE SECTIONAL GARAGE

19' 10" x 10' 9" (6.05m x 3.28m)

Of concrete sectional construction with concrete floor and up and over door.



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GREENHOUSE

16' 0" x 10' 0" (4.88m x 3.05m) (approximate measurements)

Having two grapevines set within.

CARAVAN

Currently used for storage.

FORMER CHICKEN COUP

BOILER ROOM

Accessed externally and housing the floor mounted oil central heating boiler.

BIRD WATCHING/WILDLIFE HIDE

Situated in the bottom right hand corner of the site.

SERVICES

Mains electricity and water are connected to the property. Drainage is to a septic tank.

The property is served by oil fired central heating.

REFERENCE

26429725/09062023/SCO



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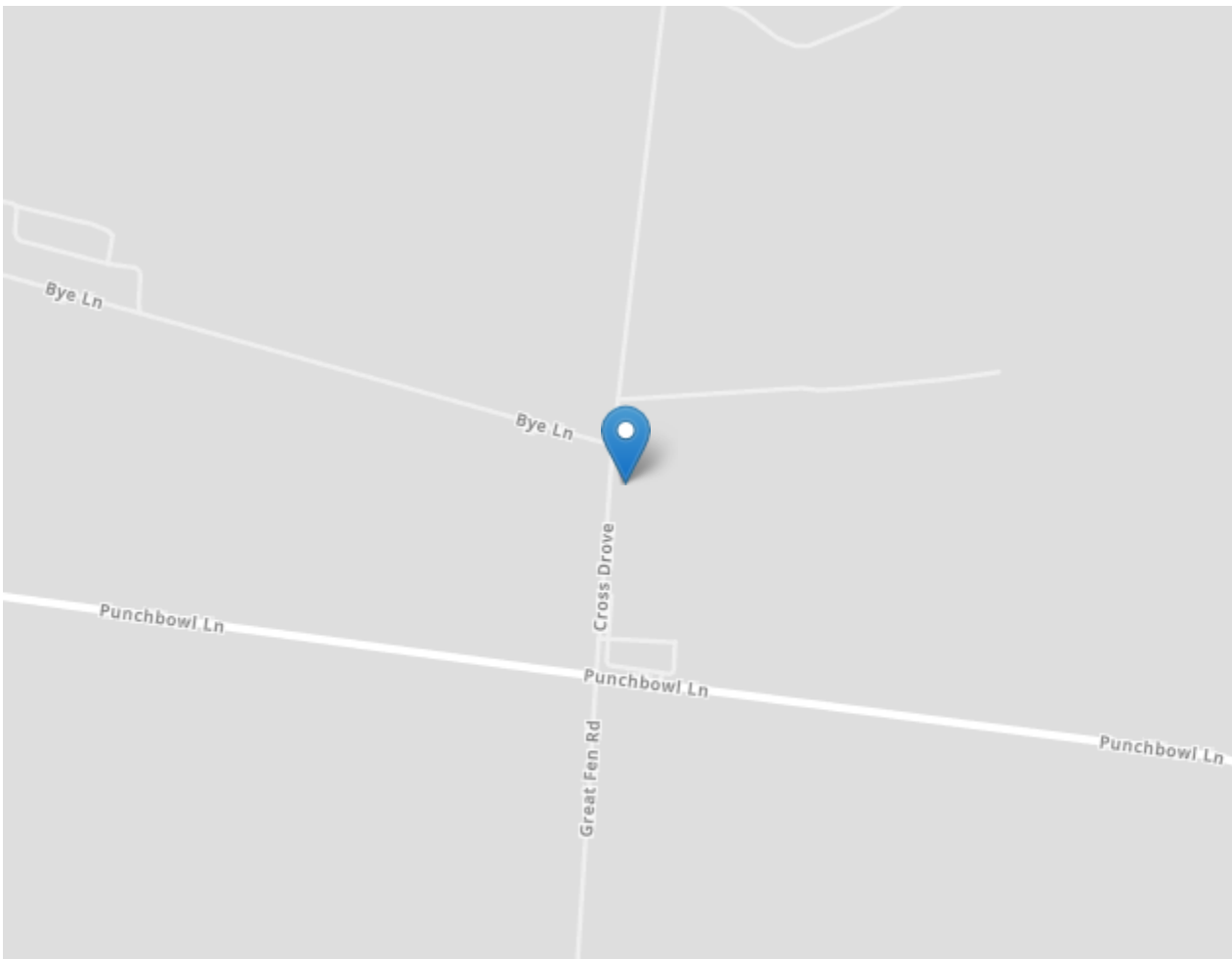
AGENT'S NOTES

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.

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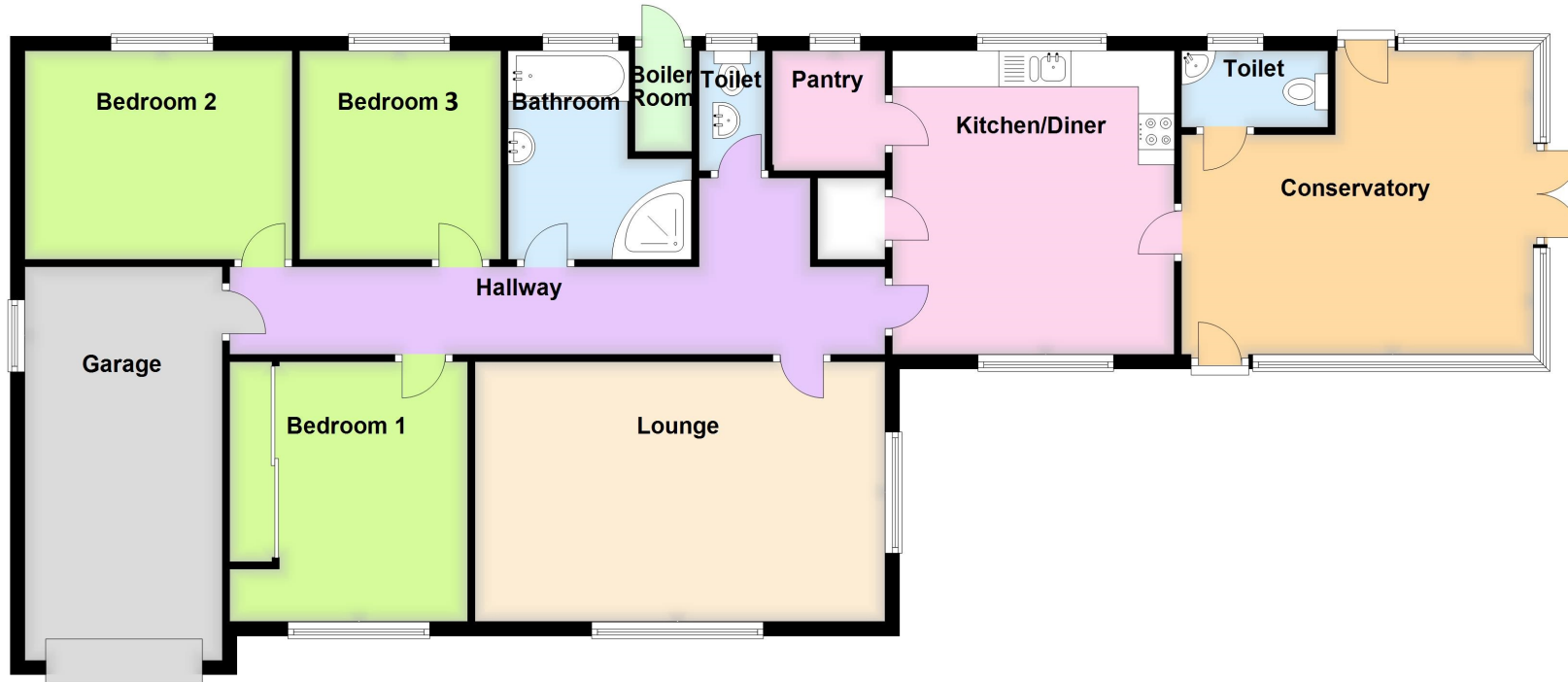
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 134.1 sq. metres (1443.1 sq. feet)



Total area: approx. 134.1 sq. metres (1443.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC