



£279,950

Bridge House, Priory Road, Fishtoft, Boston, Lincolnshire PE21 0RF

SHARMAN BURGESS

**Bridge House, Priory Road, Fishtoft, Boston,
Lincolnshire PE21 0RF
£279,950 Freehold**

ACCOMMODATION

Having double doors to the rear aspect leading into: -

CONSERVATORY

10' 10" (maximum) x 9' 9" (maximum) (3.30m x 2.97m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having wall lights, power points, radiator.

INNER HALLWAY

Having staircase leading off, built-in cloak cupboard with hanging rail within, further built-in store cupboard with shelving within, wall mounted electric fuse box, ceiling light point, radiator, wall mounted central heating thermostat.

An extremely well presented detached property situated on a plot size approaching 1/3 of an Acre (s.t.s) with the huge advantage of NO NEAR NEIGHBOURS. Accommodation comprises a brick and uPVC double glazed conservatory, inner hallway, lounge, kitchen diner with granite works surfaces and a ground floor shower room. To the first floor are three bedrooms and a bathroom. Further benefits include oil central heating, uPVC double glazing, ample parking and gardens that extend to the front, sides and rear. The property enjoys views over open farmland and viewing is high recommended in order to fully appreciate the fantastic position of this rural property, yet situated within striking distance of Boston Town Centre.



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LOUNGE

18' 2" (maximum) x 12' 3" (maximum) (5.54m x 3.73m)
Having window to front aspect, double doors leading to the rear garden, two radiators, coved cornice, two ceiling light points, TV aerial point, fireplace with stone hearth and display mantle and space for electric fire.

KITCHEN DINER

11' 5" (maximum) x 10' 2" (3.48m x 3.10m)
Having granite work surfaces, range of base level storage units, drawer units and matching eye level wall units, integrated fridge, integrated freezer, integrated stainless steel sink and rinser with mixer. Belling electric range (to be included within the sale) with double oven, grill and warming tray, five ring hob and warming zone with illuminated fume extractor above. Dual aspect windows, radiator, three ceiling light points.

GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted electric shower and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, two windows, radiator, ceiling light point, built-in utilities cupboard with plumbing for automatic washing machine and shelving within.

FIRST FLOOR LANDING

Having ceiling light point, walk-in store cupboard with light within.



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BEDROOM ONE

11' 6" (maximum) x 10' 2" (maximum) (3.51m x 3.10m)

Having window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

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

Having window to front aspect, coved cornice, ceiling light point, radiator, access to roof space, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM THREE

9' 3" (maximum with reduced head height) x 7' 7" (2.82m x 2.31m)

Having window to side aspect, radiator, ceiling light point. This room is currently used as dressing room by the vendors.

BATHROOM

7' 6" (maximum) x 8' 5" (maximum with reduced head height) (2.29m x 2.57m)

Being fitted with a bath with mixer tap, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, window to side aspect, wall mounted lighting, radiator.



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EXTERIOR

To the front, the property is approached over a dropped kerb which leads to a gravelled driveway providing ample off road, hardstanding and turning space. The property sits on a plot size approaching 1/3 of an Acre (s.t.s) with the front gardens being predominantly laid to lawn with flower and shrub borders. Gated access leads into the rear garden which initially comprises a block paved seating area, leading to a further gravelled section which provides further seating space. There are mature flower and shrub borders and low level picket fencing with gates leading through to the remainder of the garden. Within the first section is the former garage which is now used a workshop and boiler room, an outside tap, oil tank and a further gate leading to a section to the rear of the former garage, which has a paved area, timber store shed and a timber bird aviary which is to be included within the sale.

BOILER ROOM

Housing a floor mounted Firebird oil central heating boiler and light point within.

WORKSHOP

Served by power and lighting, with single door leading to the garden.

The remainder of the extensive gardens extends to the rear, with large sections of lawn with mature flower and shrubs borders and a variety of trees including a mixture of fruit trees. To the rear section of the garden is also a large polytunnel which is to be included within the sale. The gardens are enclosed by a mixture of fencing and hedging and enjoy views over open farmland.



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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

20032024/27448902/TAN



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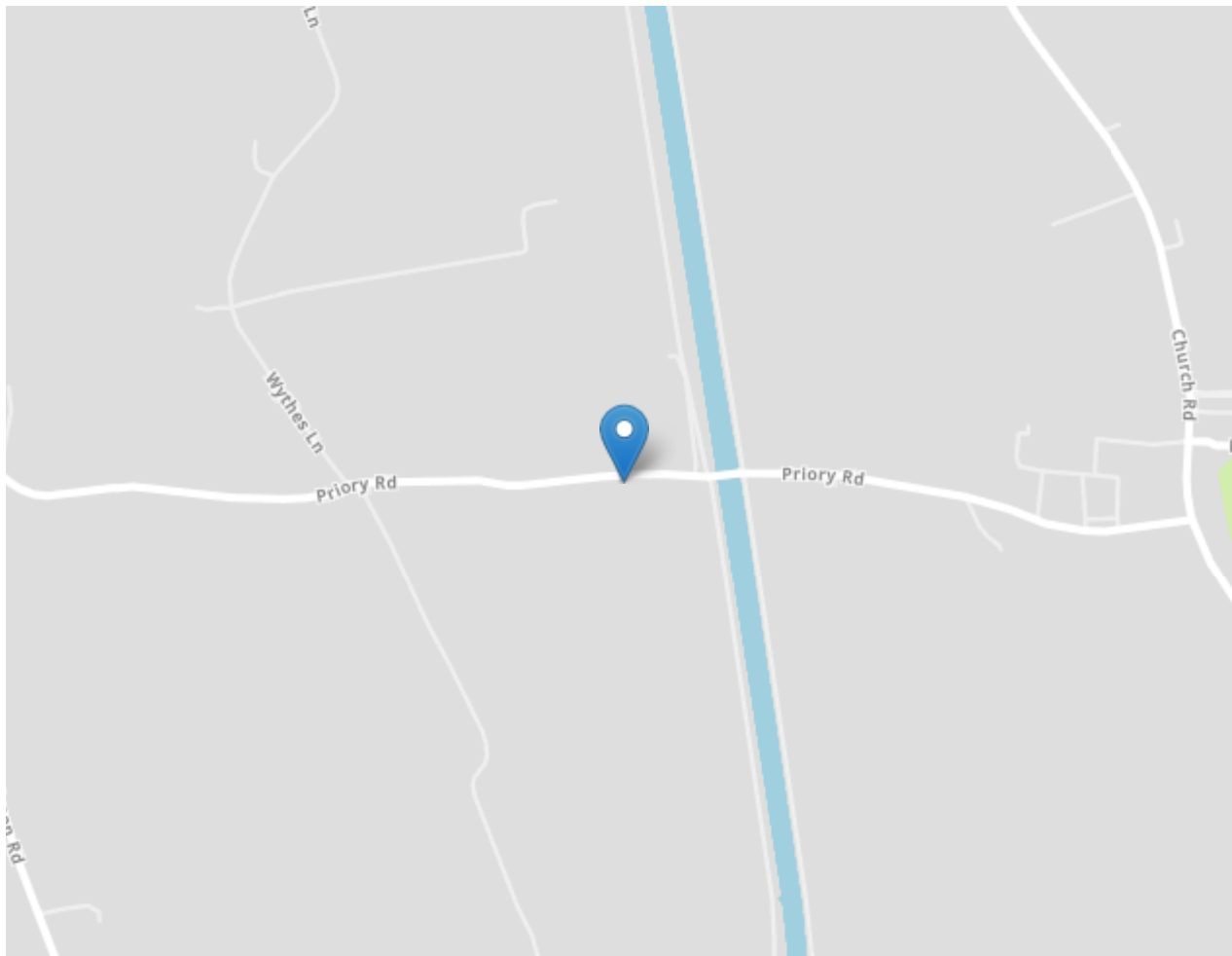
AGENT'S NOTES

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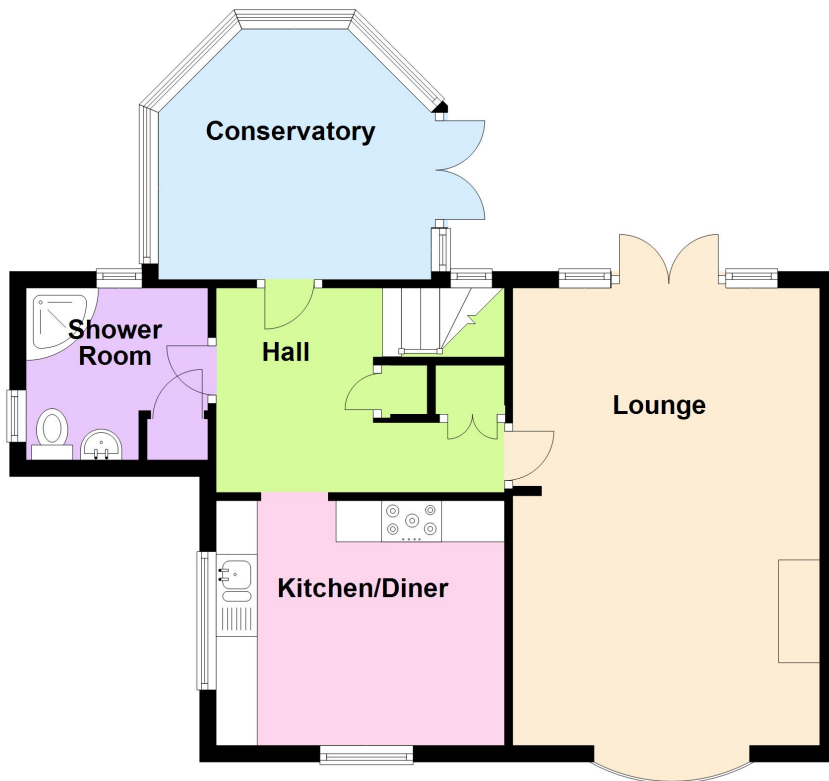
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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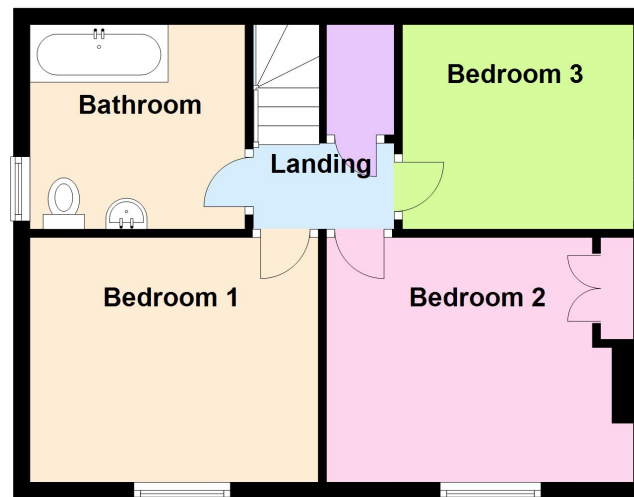
Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



Total area: approx. 96.6 sq. metres (1039.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC