



£150,000

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

SHARMAN BURGESS

**Fernlea, Spittal Hill Road, Freiston, Boston,
Lincolnshire PE22 0PA
£150,000 Freehold**

ACCOMMODATION

KITCHEN

13' 10" (maximum) x 10' 0" (maximum) (4.22m x 3.05m)
With partially obscure glazed rear entrance door, wood trimmed work surfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for a dishwasher, integrated oven and grill, four ring gas hob with extractor over, space for twin height fridge freezer, radiator, ceiling mounted lighting, window to side aspect, Velux roof light window.

A detached cottage situated on a good sized plot, in need of some modernisation and improvement, being offered to CASH PURCHASERS ONLY. Accommodation comprises a kitchen, utility room, ground floor wet room, open plan lounge diner with bar area, conservatory, three bedrooms tot he first floor and bathroom. Gas central heating. The property is located in a popular village location and is offered for sale with NO ONWARD CHAIN.



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UTILITY ROOM

7' 5" (maximum) x 5' 6" (2.26m x 1.68m)

With obscure glazed window, tiled flooring, work surface with circular stainless steel sink and mixer tap, base level storage units with further overhead units, radiator, ceiling light point.

GROUND FLOOR WET ROOM

Fitted with a wet room style suite comprising floor drainage, wall mounted mains fed shower, wash hand basin and WC, tiled floor, fully tiled walls, heated towel rail, radiator, extractor fan, ceiling mounted lighting, obscure glazed window.

OPEN PLAN LOUNGE DINER

23' 4" (maximum including bar area) x 26' 5" (maximum) (7.11m x 8.05m)

Having windows to all four sides, four radiators, three ceiling light points, multi fuel burner set within fireplace with display mantle and hearth, fitted brick built-bar area, under stairs cupboard housing the Ideal gas central heating boiler, glazed door through to: -

CONSERVATORY

10' 0" x 12' 9" (3.05m x 3.89m)

Of brick and timber construction with polycarbonate roof. Having tiled flooring, French doors leading to the exterior, radiator, ceiling mounted lighting.

LOBBY AREA

With obscure glazed entrance door, radiator, staircase leading off.

FIRST FLOOR LANDING

With window to side elevation, radiator, coved cornice, access to loft space.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 9" (maximum) x 13' 0" (maximum) (3.58m x 3.96m)

With window, radiator, ceiling light point, built in cupboard over the stairs.

BEDROOM TWO

13' 0" (maximum) x 7' 6" (maximum) (3.96m x 2.29m)

With window to side aspect, radiator, ceiling light point.

BEDROOM THREE

7' 0" (maximum) x 8' 0" (maximum) (2.13m x 2.44m)

With window, radiator, ceiling light point.

BATHROOM

Being fitted with a three piece suite comprising free standing roll top bath with mixer tap and handheld shower attachment, pedestal wash hand basin, WC, obscure glazed window, radiator, heated towel rail, corniced cornice, ceiling light point.

EXTERIOR

The property sits on a large plot with gardens to all sides which include sections of lawn and paved patio area.

DETACHED GARAGE/WORKSHOP

AGENTS NOTE

Prospective purchasers are advised that a copy of the boundary plan is available upon request as there is no definitive fencing or hedging to illustrate the boundary to certain parts of the plot.

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

28032026/30174854/JON



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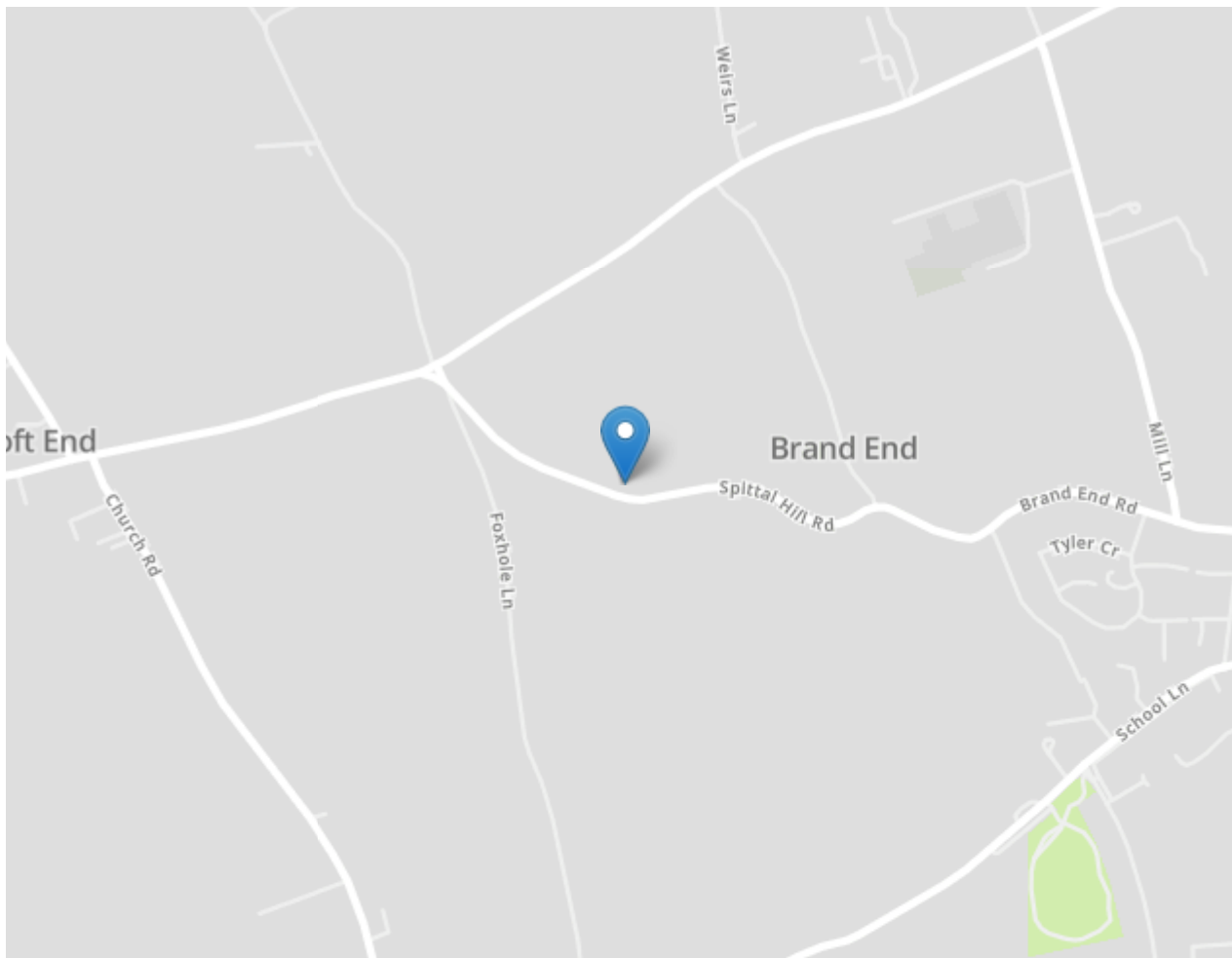
AGENT'S NOTES

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.

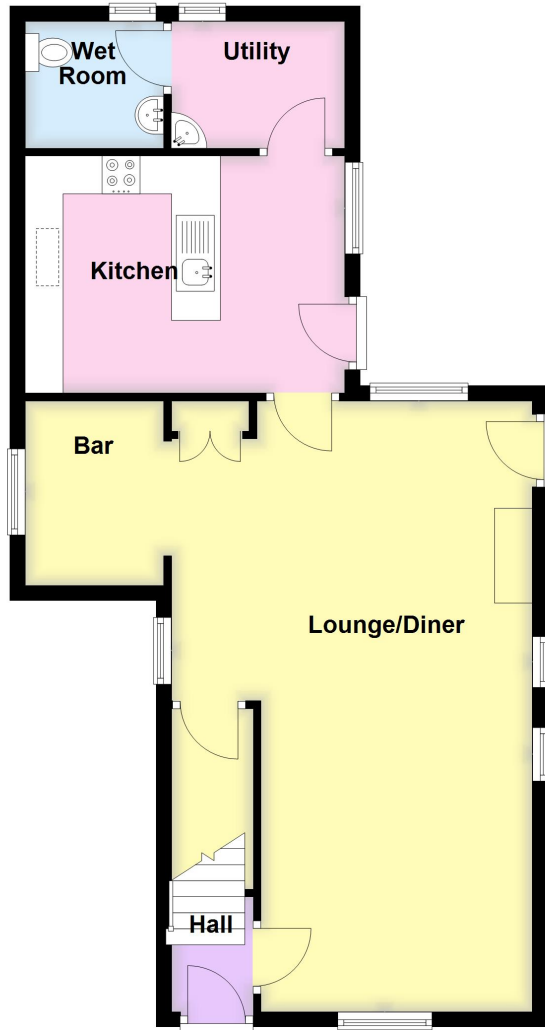
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

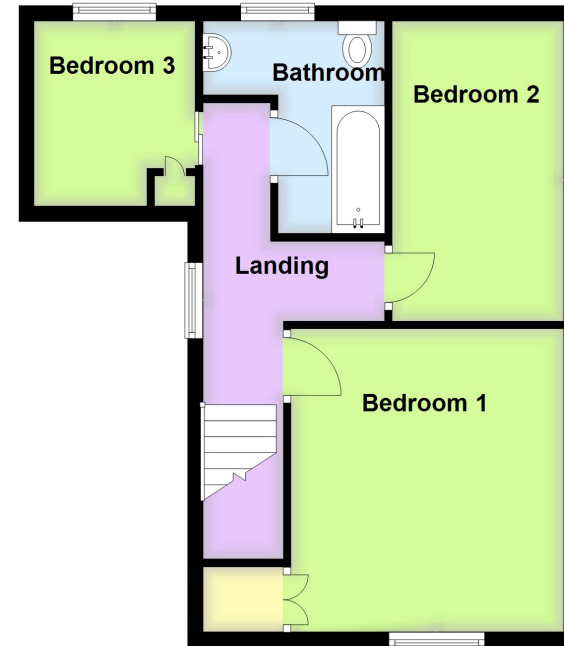


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Ground Floor
Approx. 64.1 sq. metres (690.0 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.7 sq. feet)



Total area: approx. 107.8 sq. metres (1160.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	