



£125,000

1 Folly Lane, Stickney, Boston, Lincolnshire PE22 8BL

SHARMAN BURGESS



A three bedroomed semi detached property IN NEED OF FULL RENOVATION AND IMPROVEMENT, with a plot size of approximately 0.25 Acres (s.t.s) situated in a rural location, enjoying views of open farmland. Accommodation currently comprises a kitchen, lounge, three bedrooms arranged over two floors and a bathroom. The gardens are situated to the front, side and rear. The property provides huge scope and potential for alteration and extension (s.t.p.p). The property is offered for sale with NO ONWARD CHAIN

ACCOMMODATION

LOBBY AREA

With partially obscure glazed front entrance door, staircase leading off, window to front aspect.

KITCHEN AREA

9' 10" x 7' 6" (maximum) (3.00m x 2.29m)

With window to front aspect, stainless steel sink and drainer, base unit, pantry, ceiling light point, under stairs cupboard.

REAR ENTRANCE LOBBY

With obscure glazed entrance door, ceiling light point.

GROUND FLOOR BATHROOM

With WC, bath, wash hand basin, ceiling light point, obscure glazed window to rear aspect.

LOUNGE

14' 6" (maximum) x 11' 10" (maximum) (4.42m x 3.61m)

With window to front aspect, ceiling light point, fireplace.

GROUND FLOOR BEDROOM TWO

11' 8" (maximum) x 9' 7" (maximum) (3.56m x 2.92m)

With window to rear aspect, ceiling light point.

GROUND FLOOR BEDROOM THREE

7' 10" (maximum) x 11' 8" (maximum) (2.39m x 3.56m)

With window to rear aspect, ceiling light point.

FIRST FLOOR LANDING

With access to roof space, additional access into eaves.

BEDROOM ONE

16' 5" (maximum) x 14' 7" (maximum) (5.00m x 4.45m)

With window to front aspect, ceiling light point.

EXTERIOR

The property sits on a large plot of approximately 0.25 Acres (s.t.s) and benefits from off road parking and gardens to the front, side and rear.

SERVICES

Mains electricity and water are connected to the property.

Drainage is to a shared septic tank situated on the neighbouring property.

AGENTS NOTE

The property is situated on the west of Folly Lane, approximately 350 metres from the junction with West Fen and is indicated by a Sharman Burgess 'For Sale' board.

REFERENCE

16072024/27858238/PEA

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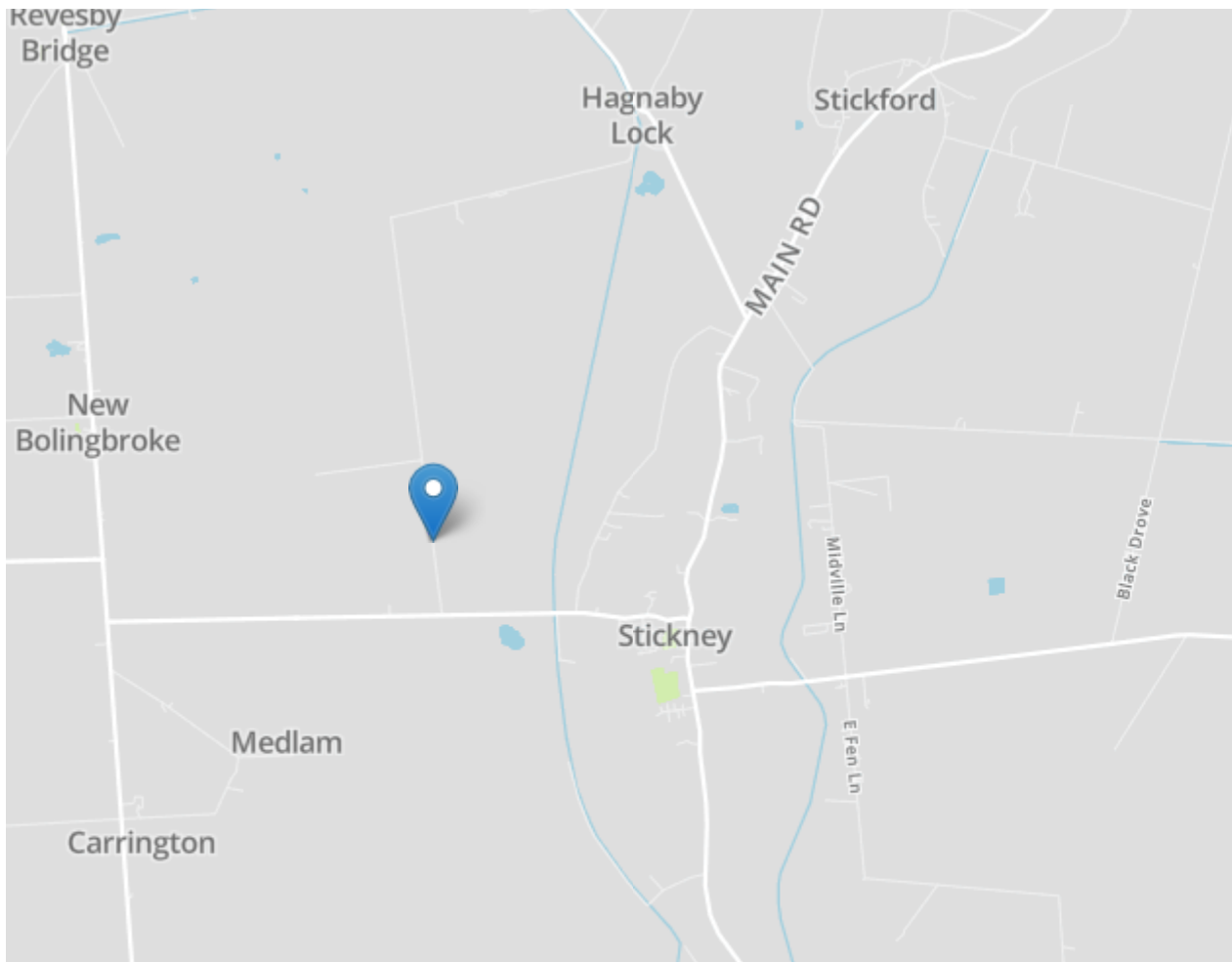
AGENT'S NOTES

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.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

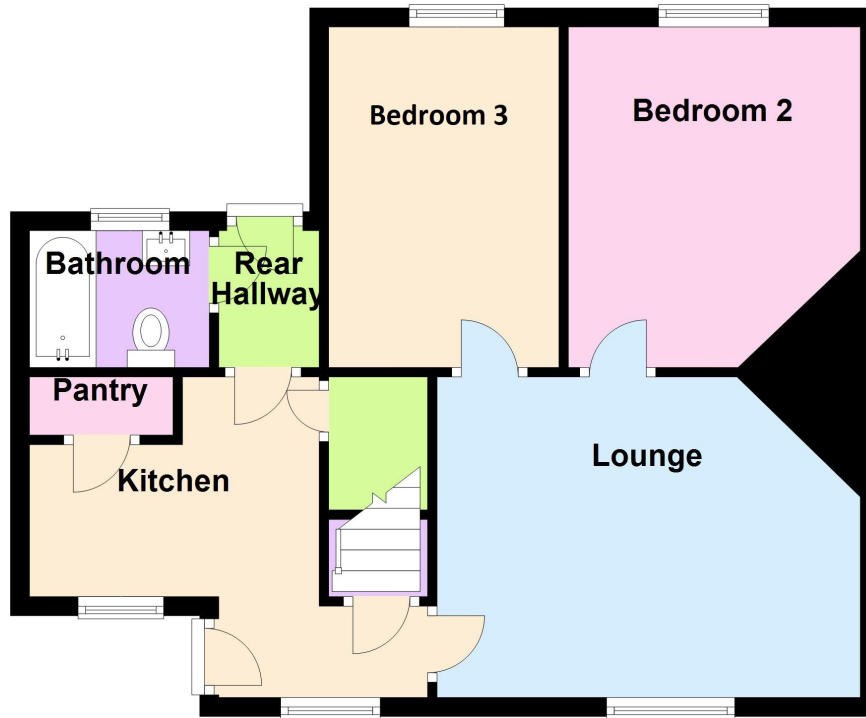
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.8 sq. feet)



Total area: approx. 78.1 sq. metres (841.0 sq. feet)

**SHARMAN
BURGESS** Est 1996

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