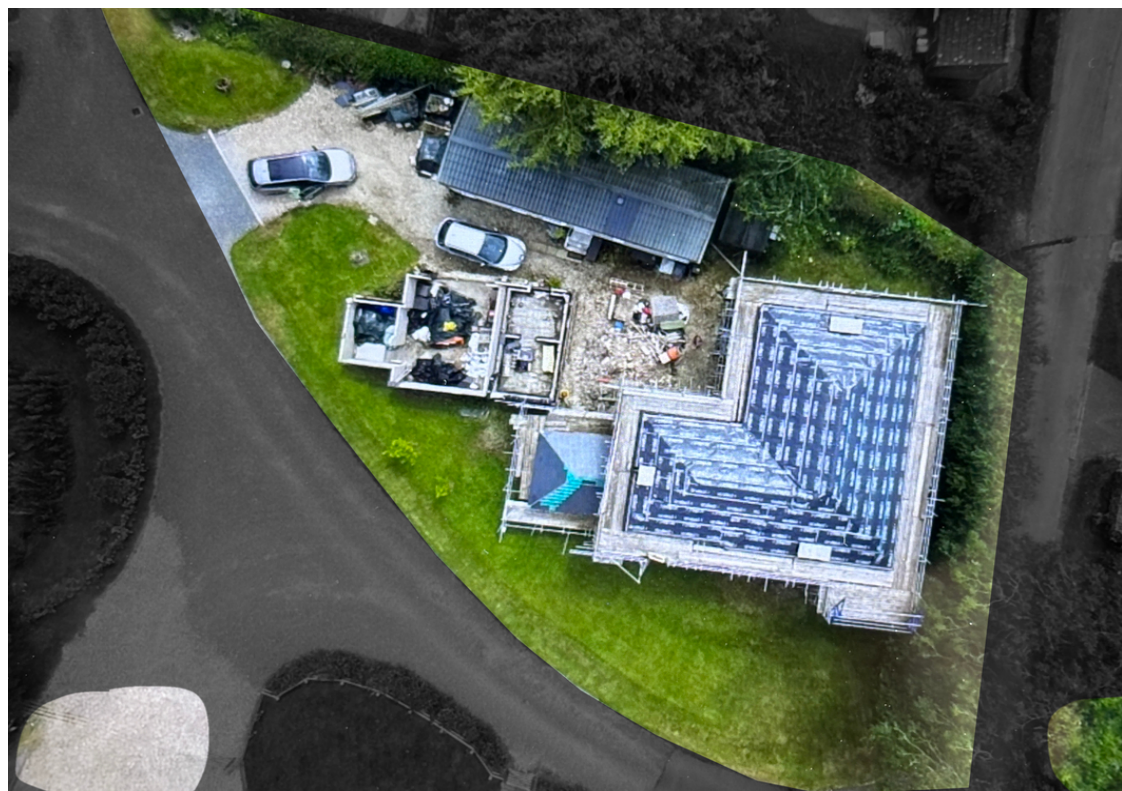




£268,000

Birdsong, Chapel Lane, Old Bolingbroke, Spilsby, Lincolnshire PE23 4EU

SHARMAN BURGESS





Situated on the edge of the Lincolnshire Wolds in rolling countryside, Birdsong is located within the historic and picturesque village of Old Bolingbroke. This new-build property is being developed on a green-field site where full planning permission was granted for three detached and distinctive residential houses. The three properties are generously spaced, and two of the three properties are complete and owner occupied with established landscaped gardens.

Birdsong offers a special opportunity to purchase a property to be completed on a generous plot measuring approximately 0.2 Acres (s.t.s) within a conservation area.

The L-shaped accommodation currently comprises (1) A dual aspect sitting room 19' x 18' with a large fireplace aperture and direct access to the proposed inner courtyard garden. (2) The "Snug" with a feature exposed brick wall, a second fireplace and direct access to the proposed inner courtyard garden. The Snug is open plan through to the kitchen. The Snug/Kitchen space, 30' x 13' max, is divided by a partial wall. (3) Boot Room/Utility, currently the principal entrance. (4) Ground floor cloakroom.

The first floor is designed to provide (1) Master ensuite bedroom 13' x 12' with a southerly view to "The Point", a local hill 3/4 mile away. (2) & (3) Two further double bedrooms and (4) a family four-piece bathroom (5) a dual aspect galleried landing.

The property is connected to mains water, mains electricity and mains drainage. OpenReach wired broadband is connected.

The present owners obtained planning permission to vary the design of the detached garage into the style of a rural "cart-barn" with an oak-framed entrance. When complete this outbuilding will feature a storage room, a large single garage and 135 sq ft of flexible space with potential to provide a 9' x 8' office and an 8' x 7' laundry room.

In addition to the garage, the large driveway provides ample parking for numerous vehicles.

The wrap-around grounds capture the sun throughout the day with the south facing orientation of the plot. The grounds provide potential to be landscaped as (1) The inner courtyard garden 26' x 23' framed by the L-shaped house plus outbuilding on three sides and open to the south. The proposed courtyard may provide a natural suntrap and potential for being designed in the style of a Mediterranean gravelled garden. (2) Outer wrap-around garden with continuous lawn and borders around three sides of the property.

No A or B class main roads run through the village, and this tends to limit vehicle traffic. Birdsong is situated adjacent to Chapel Lane and is set back from the public road. An established hedge and slight elevation above the lane enhances the perception of privacy along the front elevation.

Old Bolingbroke has an active village community which hosts multiple cultural events throughout the year including religious, cultural and bellringing events at the parish church. The village benefits from multiple communal green spaces and the myriad of minor lanes in the village encourage a lifestyle of routine walking and the surrounding hills create more ambitious rambling routes along quiet lanes and footpaths.

Viewing is essential to fully appreciate the position and potential and give the opportunity to consider the full scope of this property. In the Agent's opinion the first floor could be reconfigured to provide four bedroomed accommodation (s.t.p.p.) as an example. This property ideally suits cash purchasers although specialist lending may be available through certain lenders. Purchasers proceedability will be checked upon offering. Viewers should be aware that the site does contain hazards, as all building sites do, and should dress appropriately for the visit.

Additional details regarding planning can be found on the East Lindsey District Council Website. Planning Ref: S/018/02194/15.

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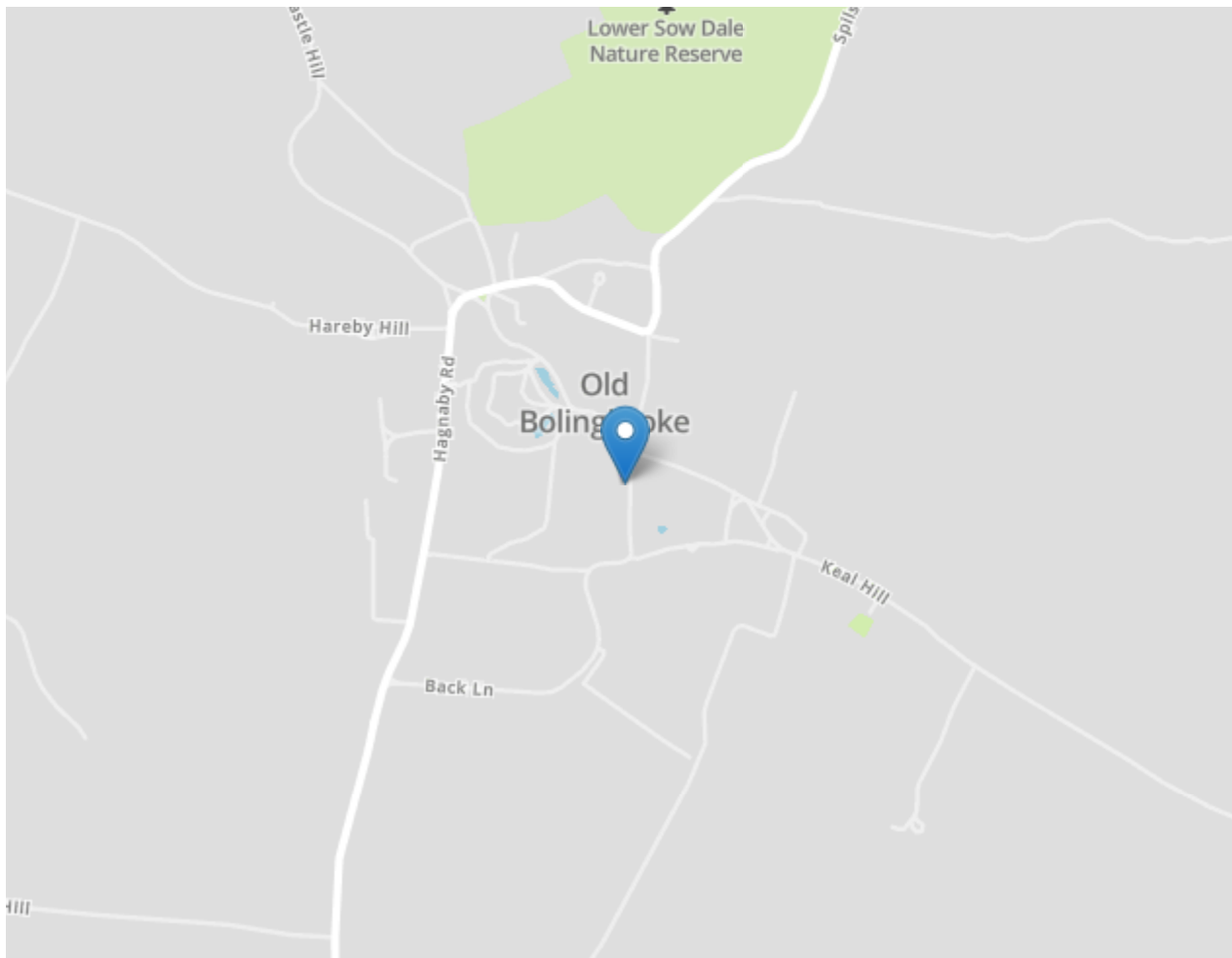
AGENT'S NOTES

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.



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