



£465,000

Laburnum House, Church Road, Freiston, Boston, Lincolnshire PE22 0NX

SHARMAN BURGESS

**Laburnum House, Church Road, Freiston,
Boston, Lincolnshire PE22 0NX**
£465,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door with obscure glazed sky light above, wall mounted display shelving, staircase rising to first floor landing, ceiling light point, radiator, slate tiled flooring.

A highly impressive detached family home situated on a plot approaching 1/3 of an Acre (s.t.s), finished to a high standard throughout. Within the property you will find many character features including exposed wooden floors, ceiling mounted beams, log burner with exposed brickwork chimney breast, latch doors and granite work surfaces. Accommodation comprises an entrance hall, sitting room with log burner, lounge (currently used as a ground floor bedroom), well appointed fully fitted kitchen with Range cooker to be included within the sale, utility room, rear entrance, ground floor shower room, fantastic large garden room with under floor heating with double doors leading to the gardens. To the first floor is a reception landing with four double bedrooms arranged off, with bedroom one benefitting from a dressing area and a luxurious four piece en-suite bathroom with multi jet shower cubicle and jacuzzi bath. Further benefits include a large driveway providing ample parking, double car port and garage/workshop and extremely well maintained gardens. Internal viewing is highly recommended.



SHARMAN BURGESS

SITTING ROOM

14' 10" (maximum measurement) x 12' 5" (maximum measurement including chimney breast (4.52m x 3.78m)
With window to front aspect, exposed wooden floor, radiator, ceiling mounted beams, ceiling light point, additional wall mounted lighting, TV aerial point, feature Clearview log burner set within an exposed brickwork chimney breast with exposed brickwork hearth and Oak display mantle. Archway through to: -

INNER LOBBY

With ceiling light point, built-in double cupboard, door leading through to: -

LOUNGE

15' 0" (maximum measurement) x 14' 0" (maximum measurement) (4.57m x 4.27m)
Currently used as a bedroom by the Vendor. Having dual aspect windows, coved cornice, ceiling light point, additional wall mounted lighting, ceiling mounted beams, radiator, feature ornamental fireplace with cast iron and decorative tiled inset, tiled hearth and display surround.



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LIVING KITCHEN

20' 7" (maximum measurements) x 18' 0" (maximum measurements) (6.27m x 5.49m)

This extremely well appointed kitchen comprises polished granite work surfaces with matching upstands to the majority and tiling above, Belfast style sink, extensive range of base level storage units, eye level shelving, drawer units and wall units including glazed display cabinets, walk-in larder style unit, integrated microwave, integrated fridge, large Rangemaster Calor gas and electric range with double oven, warming tray and grill (to be included within the sale) with fume extractor above. Karndean flooring, coved cornice, ceiling recessed lighting, window to side aspect, radiator.



UTILITY ROOM

10' 4" x 8' 1" (3.15m x 2.46m)

With Corian one and a half bowl sink and double drainer with mixer tap, base level storage units, drawer units, plumbing for dishwasher, plumbing for automatic washing machine, fitted larder style units, wall mounted units, continuation of the Karndean flooring from the living kitchen, space for fridge or freezer, ceiling mounted lighting, dual aspect windows, floor mounted Warmflow oil central heating boiler, built-in airing cupboard housing the hot water cylinder and immersion heater within.

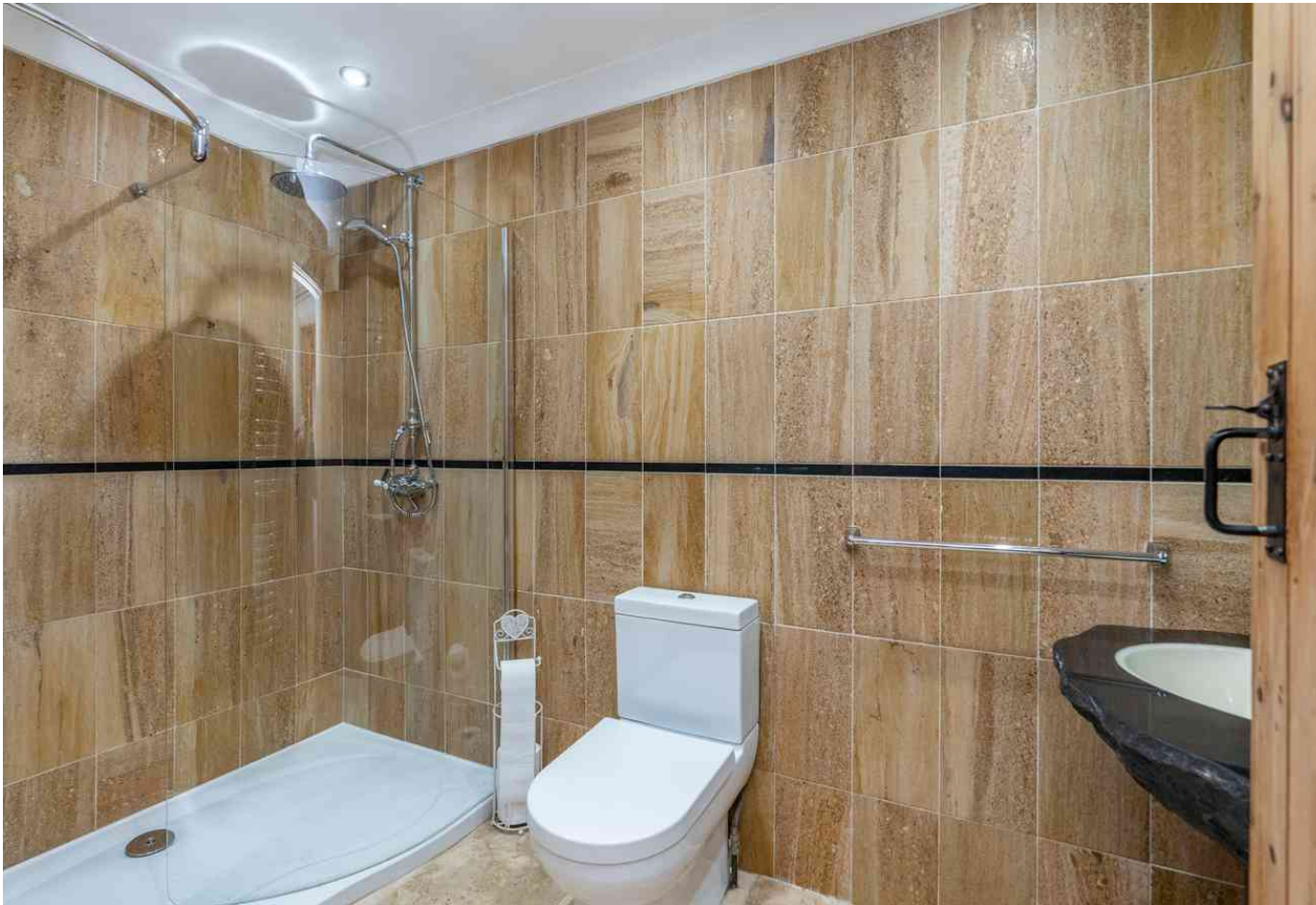


GARDEN ROOM

17' 8" x 12' 0" (5.38m x 3.66m)

With double doors leading from the living kitchen, dual aspect windows, double doors leading to the rear garden, Travertine flooring with under floor heating, concealed light fittings with ceiling recessed lighting, TV aerial point.

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REAR ENTRANCE LOBBY

With stable style entrance door with obscure glazing and leaded light detailing, continuation of the Karndean flooring from the living kitchen, wood panelling to walls to approximately half height, coved cornice, ceiling light point, feature window with coloured glass and leaded light detailing through to the garden room. Door to: -

GROUND FLOOR SHOWER ROOM

Having a well appointed three piece suite comprising push button WC, teardrop shaped sink inset within a polished piece of granite with wall mounted mixer tap, shower area with mounted mains fed shower, hand held shower attachment and fitted shower screen. Tiled flooring, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, heated towel rail, full height built-in storage cupboard.

STAIRS AND LANDING

Having a half landing with ceiling light point, archway through to: -

FIRST FLOOR LANDING

12' 2" x 8' 0" (3.71m x 2.44m)

Having window to side aspect, radiator, coved cornice, wall mounted lighting.

BEDROOM ONE

15' 0" x 14' 0" (maximum measurement including chimney breast) (4.57m x 4.27m)

Having dual aspect windows, radiator, exposed wooden floor, ceiling light point, archway through to: -

DRESSING AREA

With window to front aspect, access to roof space.



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EN-SUITE BATHROOM

10' 4" x 8' 0" (3.15m x 2.44m)

Having a four piece suite comprising sunken Jacuzzi bath with granite surround, WC, twin wash hand basins with mixer taps mounted on a granite work surface with vanity units beneath and built-in shelving and cabinets to the side and wall mounted mirror above, shower cubicle with wall mounted shower head and additional wall mounted shower spray, fitted tray and fitted screen. Slate tiled floor, fully tiled walls, ceiling recessed lighting, heated towel rail incorporating radiator, obscure glazed window with granite window sill.

BEDROOM TWO

15' 0" (maximum measurement) x 13' 1" (maximum measurement including chimney breast) (4.57m x 3.99m)

Having window to front aspect, radiator, ceiling light point, extensive range of built-in bedroom furniture comprising wardrobes with hanging rails and shelving within and drawers.

BEDROOM THREE

12' 2" x 8' 6" (3.71m x 2.59m)

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

BEDROOM FOUR

12' 2" (maximum measurement) x 9' 0" (maximum measurement) (3.71m x 2.74m)

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

FAMILY BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m)

Having a four piece suite comprising pedestal wash hand basin, wood panelled bath, WC, corner shower cubicle with wall mounted mains fed shower within, fitted shower tray and screen. Tiled flooring, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, heated towel rail.

EXTERIOR

The property is approached over a dropped kerb leading to a large driveway with further wrought iron double gates leading to the remainder of the driveway which provides ample off road parking, hardstanding and turning space for numerous vehicles as well as vehicular access to the double car port and garage. The grounds, approaching 1/3 of an Acre (s.t.s), comprise wrought iron fencing to the front boundary, well maintained lawned front and side gardens with low level hedging.



DOUBLE CAR PORT

18' 5" x 16' 7" (5.61m x 5.05m)

Served by power and lighting, with concrete floor.

GARAGE/WORKSHOP

13' 9" (maximum measurement) x 23' 1" (maximum measurement) (4.19m x 7.04m)

Having up and over door, window, concrete base, power and lighting.

Located between the garage and car port is a further storage area with double doors to the front.

The rear garden initially comprises a paved patio seating area served by under soffit lighting and outside power, leading to the remainder of the garden which is predominantly laid to large sections of lawn with flower and shrub borders. To the rear right hand corner is a covered pergola providing seating space. The garden also benefits from an additional section laid to gravel with railway sleeper raised vegetable beds and which currently houses a greenhouse (not included within the sale). The garden is fully enclosed by a mixture of fencing and hedging and also benefits from a range of trees around the majority of the perimeter.

SERVICES

Mains electricity, water and drainage are connected to the property. The property is served by oil fired central heating.

REFERENCE

29012024/27155826/BRO





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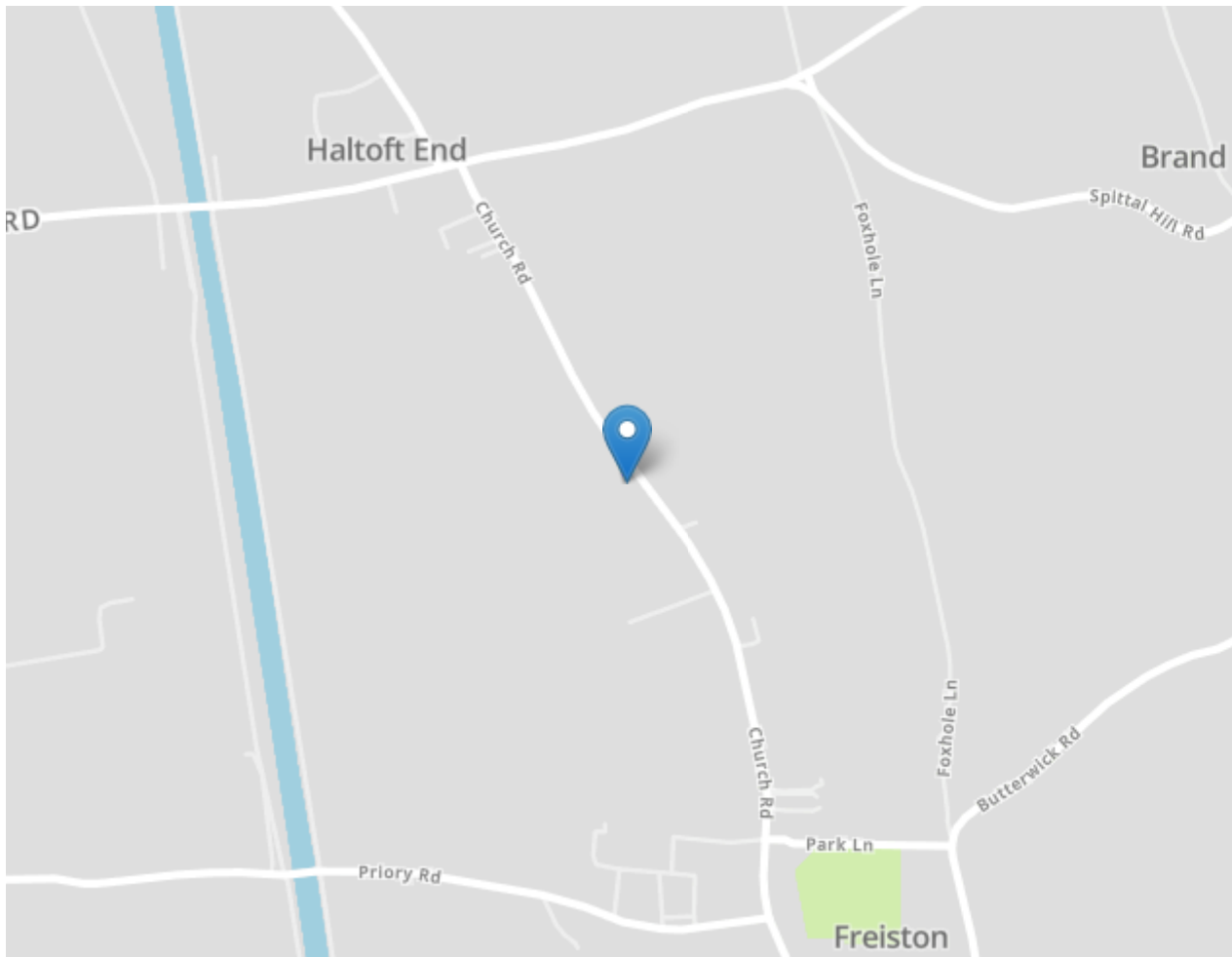
AGENT'S NOTES

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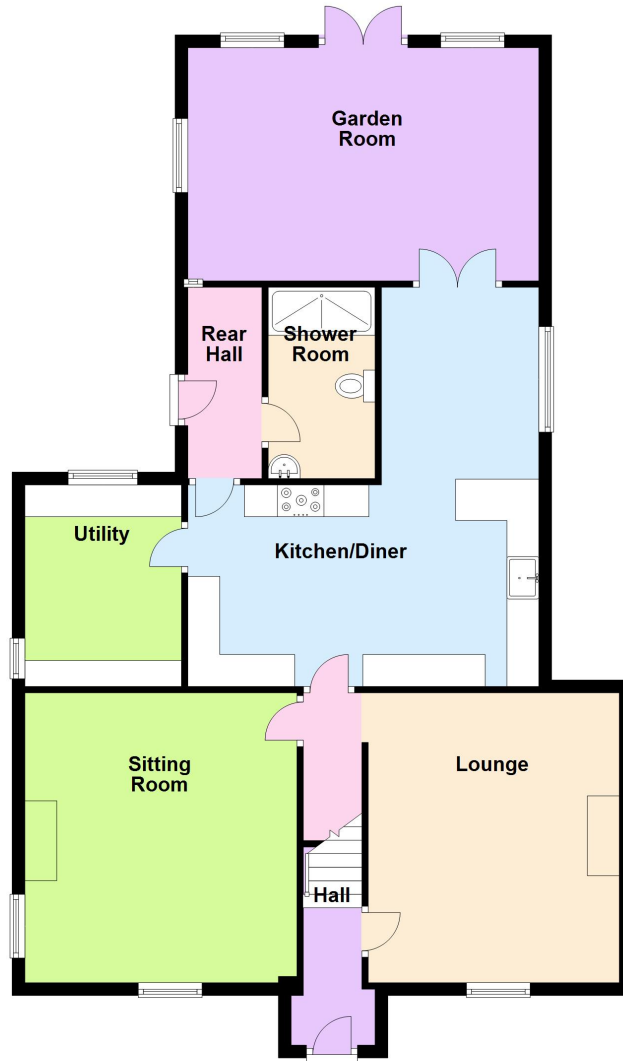
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

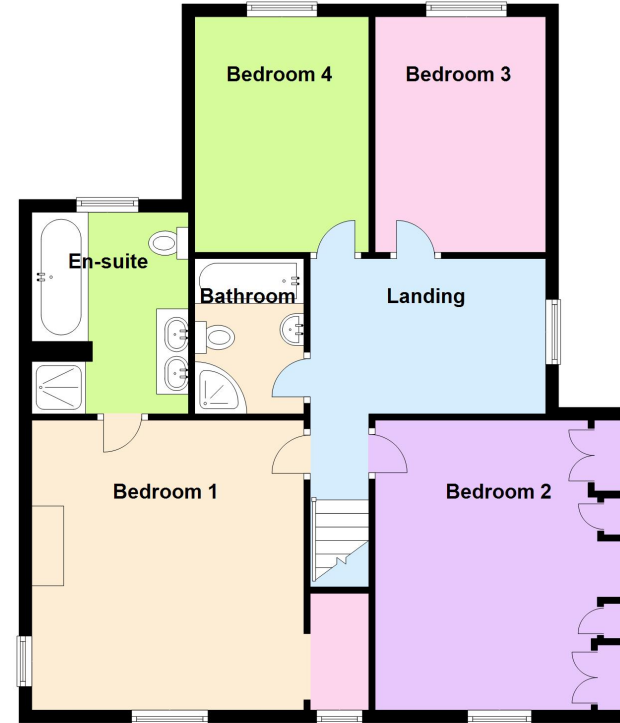


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Ground Floor
Approx. 107.7 sq. metres (1158.8 sq. feet)



First Floor
Approx. 85.8 sq. metres (923.2 sq. feet)



Total area: approx. 193.4 sq. metres (2082.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(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	