



£580,000

The Willows, Goldfen Bank, Wrangle, Boston, Lincolnshire PE22 9BD

SHARMAN BURGESS

**The Willows, Goldfen Bank, Wrangle, Boston,
Lincolnshire PE22 9BD
£580,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

12' 6" (maximum) x 14' 8" (maximum) (3.81m x 4.47m)

Having partially obscure glazed front entrance door, windows overlooking the driveway, feature exposed brickwork, ceiling recessed lighting, coved cornice, radiator, personnel door to garage. Glazed double doors through to: -

A highly impressive detached home situated on a plot size of approximately 2 Acres (s.t.s) with wonderful gardens interspersed with mature trees and a well stocked lake of approximately 1/3 of an Acre. The living accommodation is extremely flexible in nature and has been used latterly as 4 double bedrooms arranged over two floors. There is a large open plan living kitchen, office/Bedroom 4 with own WC facilities, living room with log burner, sun room, dining room and a lounge. To the first floor are 3 further large bedrooms, with bedroom 2 also having its own dressing room. There is a 4 piece family bathroom and a separate 3 piece shower room. Further benefits include electric gated access to a large tarmac driveway which leads to a larger than average double garage. The property is served by uPVC double glazing and oil fired central heating. Viewing is absolutely essential in order fully appreciate the grounds and accommodation on offer. The property is offered for sale with NO ONWARD CHAIN.



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LIVING KITCHEN

17' 6" (maximum) x 27' 1" (maximum) (5.33m x 8.26m)

A large open plan room having both kitchen and seating areas. The kitchen comprises granite work surfaces with inset sink and drainer with mixer tap featuring instant boiler water, extensive range of base level storage unit, drawer units and matching eye level wall units; integrated double oven and grill, warming tray and combination oven, induction hob with stainless steel illuminated fume extractor above, integrated dishwasher, integrated fridge, French doors leading to the rear garden, window to rear elevation, under floor heating, coved cornice, ceiling recessed lighting, additional light points above the kitchen island and within the living area. Door to: -

INNER HALL

Also accessed from the entrance hall. Having wall mounted lighting, coved cornice.

LOUNGE

15' 3" (maximum) x 14' 2" (maximum including chimney breast) (4.65m x 4.32m)

Having wall mounted lighting, coved cornice, ornamental fireplace, under floor heating, double doors through to sun room, archway through to: -

DINING ROOM

14' 2" x 10' 10" (4.32m x 3.30m)

Having bow window, wall mounted lighting, coved cornice, ceiling light point, under floor heating.

SUN ROOM

13' 0" x 13' 0" (3.96m x 3.96m)

Having dual aspect windows, door leading to the exterior, tiled floor, exposed beams with lighting, power points.



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LIVING ROOM

14' 6" (maximum) x 21' 2" (maximum) (4.42m x 6.45m)

Accessed from the both the sun room and an additional inner hallway. Having windows to side elevation, sliding patio doors leading to the rear garden, fitted log burner with stone hearth and display mantle, under floor heating, wall mounted lighting, coved cornice, ceiling recessed lighting.

INNER HALLWAY

17' 7" (maximum including staircase) x 11' 0" (maximum) (5.36m x 3.35m)

Having staircase leading to first floor, window to rear elevation, radiator, coved cornice, ceiling light point, stable style entrance door, under stairs storage cupboard housing the under floor central heating manifolds.

GROUND FLOOR BEDROOM FOUR/OFFICE

14' 5" (maximum) x 10' 0" (4.39m x 3.05m)

Having two windows overlooking the driveway, radiator, ceiling light point, wall mounted electric fuse box, built-in boiler cupboard housing under floor heating manifolds, water softener and floor mounted Worcester oil fired central heating boiler. Door to: -

CLOAKROOM

Being fitted with a WC, stainless steel sink and drainer with mixer tap, base level storage units, tiled splashbacks, window and ceiling light point.

FIRST FLOOR LANDING

Having dual aspect windows, radiator, coved cornice, wall mounted lighting, access to loft space, built-in airing cupboard housing the hot water cylinder and slatted lined shelving within.



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BEDROOM ONE

15' 5" (maximum) x 14' 6" (4.70m x 4.42m)

Having dual aspect windows, two radiators, coved cornice, wall mounted lighting, built-in bedroom furniture including wardrobes, chest of drawers, bedside cabinets and overhead storage lockers.

DRESSING ROOM

10' 6" (maximum) x 9' 1" (maximum including built-in wardrobes, with reduced head height) (3.20m x 2.77m)

Having window with coloured glass detailing to front elevation, built-in wardrobes to one wall with hanging rail and shelving within. Opening through to: -

BEDROOM TWO

14' 2" x 11' 8" (4.32m x 3.56m)

Having window, radiator, coved cornice, ceiling light point, additional wall light points.

BEDROOM THREE

12' 5" (maximum) x 11' 8" (maximum) (3.78m x 3.56m)

Having window, radiator, coved cornice, ceiling light point, additional wall mounted lighting, built-in bedroom furniture including wardrobes, bedside cabinets and overhead storage lockers

FAMILY BATHROOM

Being fitted with a four piece suite comprising shower area with wall mounted electric shower, push button WC, panelled bath with mixer tap, wash hand basin with mixer tap and vanity unit beneath and wall mounted mirror and lighting above, heated towel rail, fully tiled walls, ceiling recessed lighting.



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SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, WC, corner shower cubicle with wall mounted Aqualisa mains fed shower within, obscure glazed window, radiator, electric shaver point, wall mounted lighting.

EXTERIOR

The property enjoys a plot size of approximately 2 Acres (s.t.s) and is accessed via electric remote controlled wrought iron gates leading to a large tarmac driveway which provides ample off road parking and hardstanding as well as vehicular access to the: -

DOUBLE GARAGE

19' 10" x 24' 4" (6.05m x 7.42m)

Having electric up and over door, motion sensor lighting, power points, personnel door, access to loft space, door to: -

CLOAKROOM

Having WC, wash hand basin, obscure glazed window, tiled floor, ceiling light point.

GARDENS

The property enjoys beautiful gardens that extend to both the side and rear, with large sections of Indian sandstone paved seating areas providing ideal entertaining spaces, with an Oak framed covered seating area being a particular feature. The gardens extend with large sections of lawn interspersed with a variety of flowering plants, shrubs and trees. There is an established lake covering approximately 1/3 of an Acre (s.t.s) which is well stocked with aquatic plants and fish and also houses a water feature set within. Enjoying views overlooking the lake is a shepherds hut which is served by power and lighting. The property's boundaries are defined by a mixture of wall and hedging and the grounds benefit from feature lighting, power and water.

SERVICES

Mains water and electricity are connected the property. The property is served by a private sewage treatment system and oil fired central heating.

REFERENCE

09122024/28521013/STA



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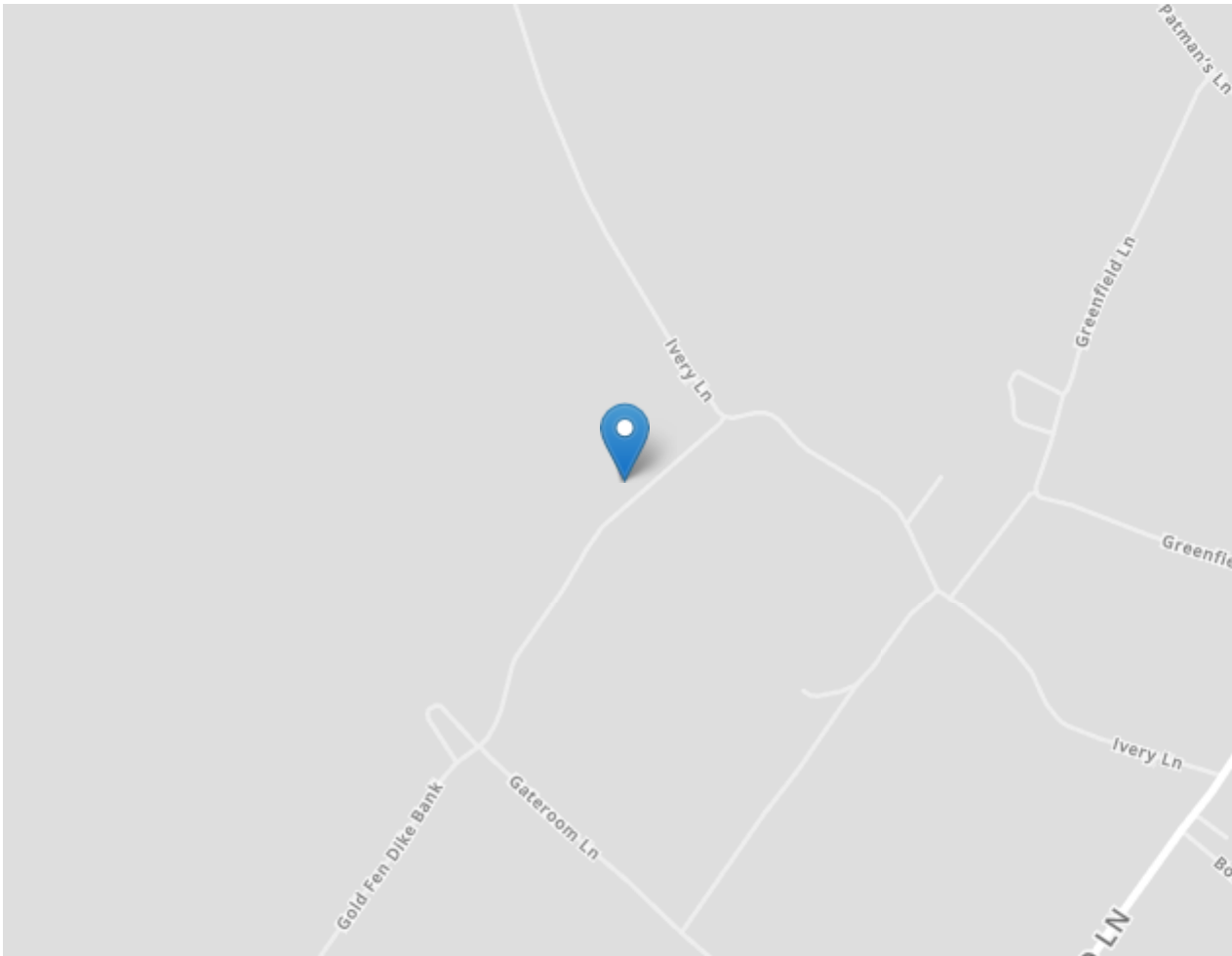
AGENT'S NOTES

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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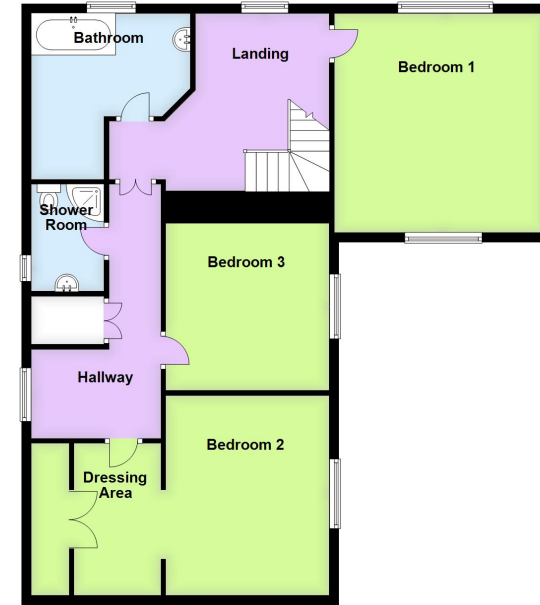


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Ground Floor
Approx. 217.1 sq. metres (2336.6 sq. feet)



First Floor
Approx. 99.6 sq. metres (1072.1 sq. feet)



Total area: approx. 316.7 sq. metres (3408.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC