



£190,000

Layland Lodge, Common Road, Wrangle, Boston, Lincolnshire PE22 9BY

SHARMAN BURGESS



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Est 1996

An individual detached three bedroomed bungalow in need of modernisation, offered for sale with NO ONWARD CHAIN and subject to an AGRICULTURAL HABITATION CLAUSE. Accommodation includes lounge, large dining kitchen, utility room, bathroom and separate WC. Adjoining garage and office. Gardens to front and rear.

ACCOMMODATION

FRONT ENTRANCE PORCH

With uPVC double glazed front entrance door and further obscure glazed door leading to:-

ENTRANCE HALL

Having radiator and parquet flooring.

LOUNGE

20' 11" x 13' 0" (6.38m x 3.96m)

Featuring a stone fireplace incorporating open grate with TV plinth and slate tiled hearth, TV aerial point, radiator, four wall light points.

DINING KITCHEN

26' 0" x 12' 0" (7.92m x 3.66m)

Fitted with an extensive range of original units comprising work surfaces with inset single drainer sink unit, base cupboards and drawers complemented by matching wall mounted cupboards and room dividing unit incorporating display cabinets, Parkinson Cowan gas hob with fume extractor fan above, Baumatic gas oven, radiator, TV aerial point, parquet flooring to dining area.

REAR ENTRANCE

10' 0" x 5' 6" (3.05m x 1.68m)

Having terrazzo tiled floor and uPVC double glazed rear entrance door.

UTILITY ROOM

10' 2" x 10' 0" (maximum) (3.10m x 3.05m)

Having single drainer enamelled sink unit with cupboards beneath, fitted work surface with appliance space beneath, Ecowater water softener, fluorescent strip light, terrazzo tiled floor, built-in double doored cupboard with locker above.

INNER HALL

Having radiator, access to roof space, parquet flooring. Arranged off are:-

BEDROOM ONE (FRONT)

13' 0" x 11' 6" (3.96m x 3.51m)

With radiator.

BEDROOM TWO (REAR)

11' 11" x 11' 5" (3.63m x 3.48m)

With radiator and telephone point.

BEDROOM THREE (FRONT)

9' 3" x 8' 11" (2.82m x 2.72m)

With radiator.

BATHROOM

11' 10" x 7' 11" (maximum) (3.61m x 2.41m)

Having fully tiled walls and being fitted with a coloured suite comprising spa bath, pedestal hand basin having fitted cupboards either side, tiled shower cubicle with built-in mixer shower, radiator, electric shaver point, built-in cupboard housing the Atag wall mounted gas central heating boiler.

SEPARATE WC

Having half tiled walls and coloured WC.

EXTERIOR

The property is approached over a concrete driveway with turning bay providing additional parking space, served by exterior lighting. Gardens are laid to lawn and extend from the front along one side.

ADJOINING GARAGE

18' 2" (length) x 16' 2" (width) (5.54m x 4.93m)

Entered via a roll over door and having two power points, two fluorescent strip lights, cold water tap, floor drain and integral personnel door leading to:-

ENTRANCE LOBBY

With access from the rear via a uPVC double glazed entrance door. Arranged off are:-

OFFICE

11' 5" x 9' 5" (3.48m x 2.87m)

Having telephone point, four power points and fluorescent strip light.

WC

With dual flush WC.

LARGE WALK-IN STORE

11' 5" x 5' 7" (3.48m x 1.70m)

With four power points and fluorescent strip light.

A side pathway provides access to what is a good sized rear garden, principally laid to lawn incorporating a pond with rockery, complemented by paved patio served by exterior lighting.

ALUMINIUM FRAMED GREENHOUSE

SERVICES

Mains water, electricity and drainage are connected. The property is fitted with uPVC double glazed windows and doors in addition to PVC soffits and fascias. It should be noted that whilst a central heating boiler and radiators are fitted within the property, there is no current LPG supply, therefore no actual functional central heating system is currently operating.

AGRICULTURAL HABITATION CLAUSE

As defined in the original planning conditions (Section 221 of the Town & Country Planning Act 1962), the occupation of the dwelling shall be limited to a person employed or last employed locally in agriculture, or forestry, or a dependent of such a person residing with him (but including a widow or widower of such a person). Applicants are advised to make their own enquiries with Boston Borough Council in respect of their compliance with such an occupancy condition prior to viewing and certainly prior to any negotiation or agreement to purchase the property.

REFERENCE

24022026/30088731/LAC

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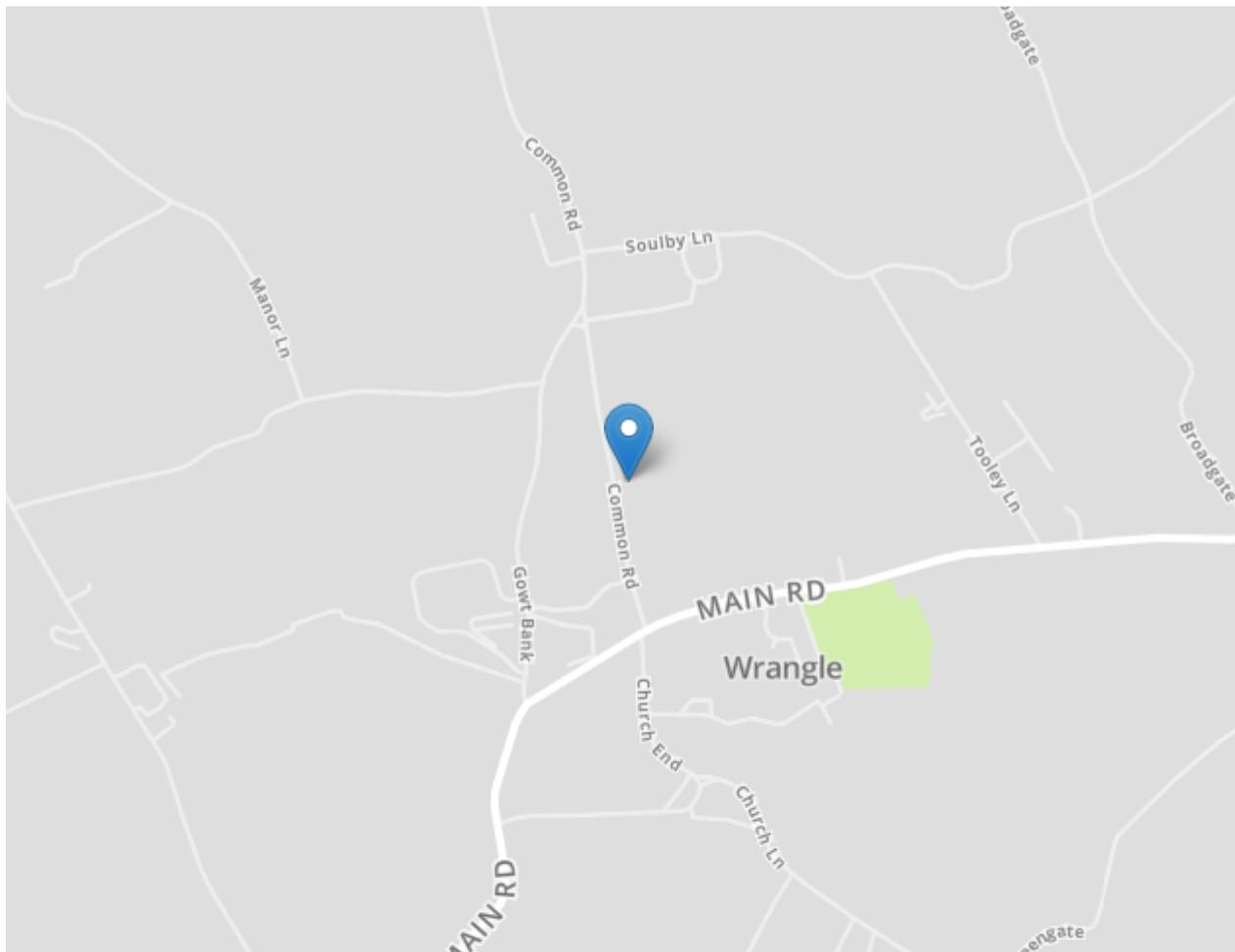
AGENT'S NOTES

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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