



£169,950

Plum Cottage, Davids Lane, Benington, Boston, Lincolnshire PE22 0DA

SHARMAN BURGESS

**Plum Cottage, Davids Lane, Benington,
Boston, Lincolnshire PE22 0DA
£169,950 Freehold**

A semi-detached cottage situated in a rural position on a good sized plot of approximately 0.2 Acres (s.t.s) with extensive off road parking and open fields views, ideal for FIRST TIME BUYERS and offering potential for further development. Accommodation comprises an entrance hall, lounge with multi-fuel burner, good sized kitchen diner, ground floor bathroom and one bedroom to the first floor.

ACCOMMODATION

ENTRANCE HALL

Having uPVC entrance door, tiled floor, staircase rising to first floor, door to: -

LOUNGE

11' 5" x 12' 10" (maximum) (3.48m x 3.91m)

Having dual aspect double glazed windows, TV aerial point and corner shelving, ornamental ceiling beam, under stairs storage cupboard, further cupboard housing the hot water cylinder within, multi fuel fireplace inset to tiled recessed with tiled hearth, electric panelled heater, door to: -



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KITCHEN DINER

7' 8" x 18' 1" (2.34m x 5.51m)

Having a modern fitted kitchen comprising a range of wall and base level storage units, deep pan drawer units, solid wood work surfaces, inset ceramic one and a half bowl sink and drainer with mixer tap, integrated oven, electric induction hob with stainless steel extractor hood above, space for upright fridge freezer, tiled flooring, two double glazed windows to rear elevation, ceiling recessed spotlights, electric panelled heater, door to ground floor bathroom, part glazed uPVC door to: -

REAR ENTRANCE UTILITY

Of brick and uPVC construction. Having double glazed windows to side and rear elevations, uPVC glazed rear entrance door, space and plumbing for automatic washing machine.

GROUND FLOOR BATHROOM

7' 9" x 9' 7" (2.36m x 2.92m)

Being fitted with a three piece suite comprising P-shaped panelled bath with mixer tap and wall mounted electric shower above and fitted shower screen, pedestal wash hand basin, tiled splashbacks, low level WC, wood panelling to walls, double glazed window to rear elevation, electric radiator.

FIRST FLOOR LANDING

Having staircase rising from entrance hall, half sized door to loft space, step and door to: -

BEDROOM

11' 4" x 12' 10" (3.45m x 3.91m)

Having double glazed window to front elevation, electric panelled heater, TV aerial point.



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LOFT SPACE

25' 7" x 8' 2" (with restricted head height) (7.80m x 2.49m)

Separated into three areas and housing the water tank.

EXTERIOR

The property enjoys a generous plot of approximately 0.2 Acres (s.t.s) comprising a front garden with shaped lawn and pathway leading to the front entrance door. The garden has low level fencing to the side boundaries and a good sized gravelled driveway provides ample off road parking for numerous vehicles and is served by an EV charging point. A further large lawned section is predominantly enclosed by fencing/hedging and has gated access leading to the: -

REAR GARDEN

Being predominantly laid to gravel, with paved patio seating area, and enclosed by timber fencing.

SERVICES

Mains electricity and water are connected. Drainage is to a private system. The property is served by a multi-fuel burner and electric panel heaters.

AGENTS NOTE

Full planning permission (Ref: B/24/0449) was granted in December 2024 for a proposed first floor flat roofed rear dormer extension to provide two further bedrooms and a first floor cloakroom. Full details are available from the Boston Borough Council website.

REFERENCE

16072025/29297507/JON



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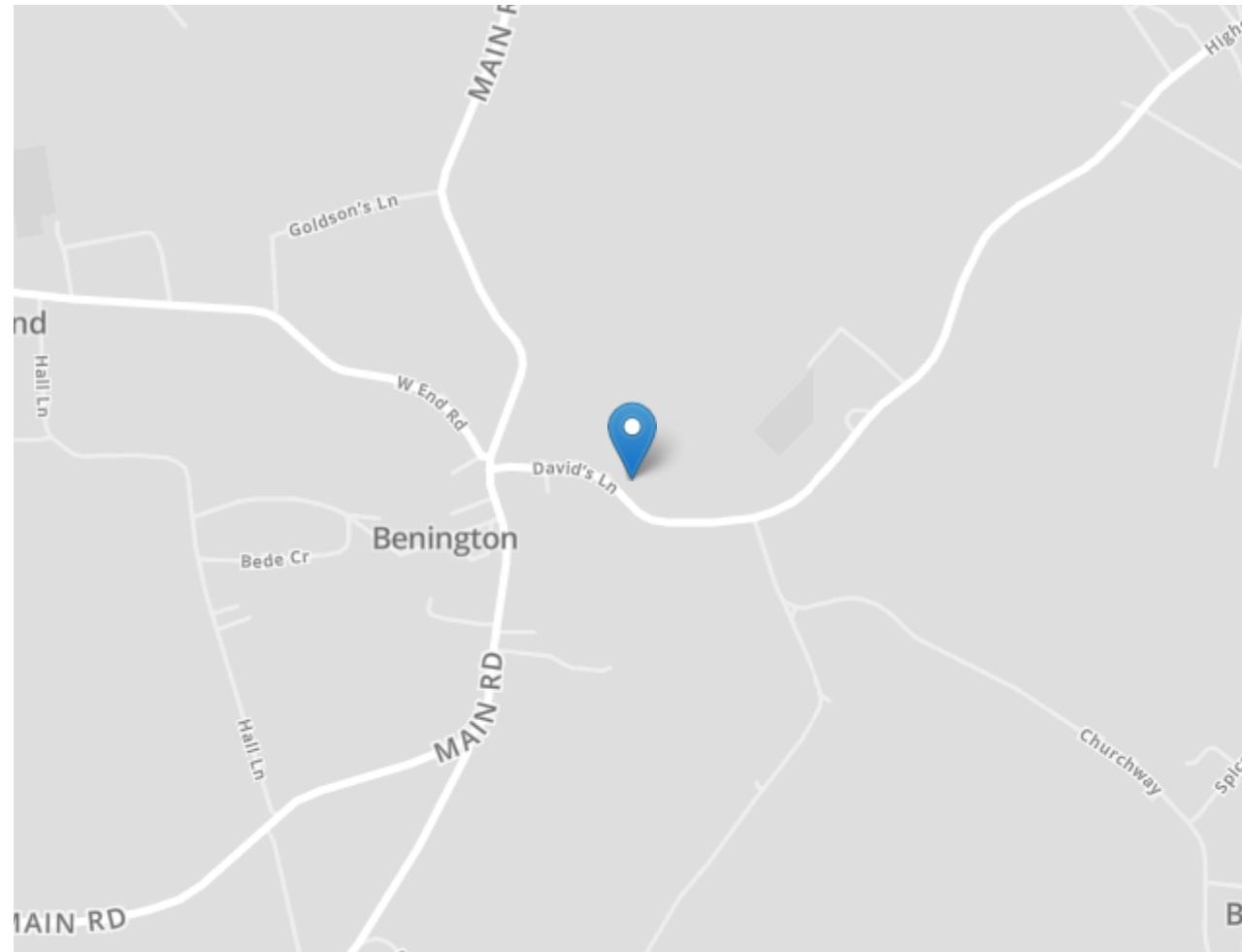
AGENT'S NOTES

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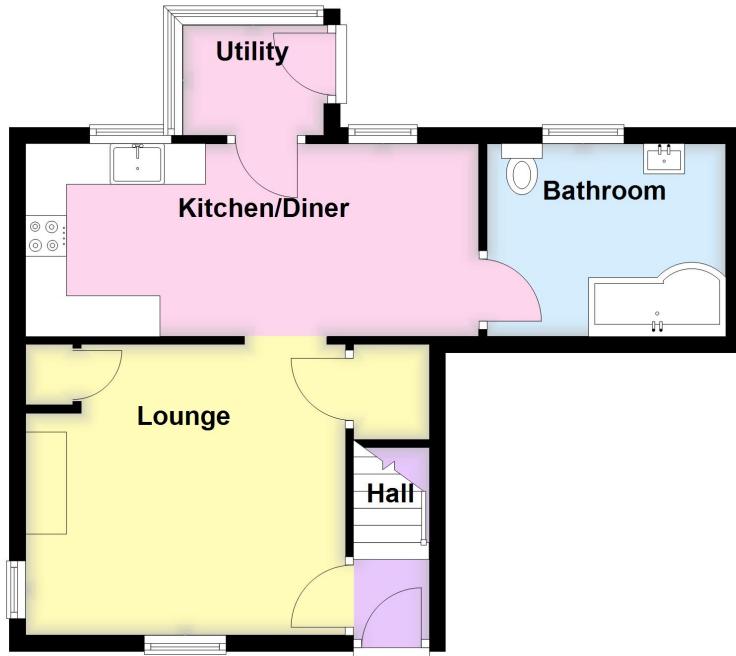
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 79.6 sq. metres (857.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		39
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			