



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**£385,000**

Chestnut Bungalow, Fen Bank, Friskney, Boston, Lincolnshire PE22 8PS

**SHARMAN BURGESS**



**Chestnut Bungalow, Fen Bank, Friskney,  
Boston, Lincolnshire PE22 8PS  
£385,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

13' 10" (maximum measurement) x 5' 6" (4.22m x 1.68m)  
Having partially glazed front entrance door, wooden flooring,  
radiator with cover, coved cornice, ceiling recessed lighting, large  
window to rear aspect enjoying expansive views over the garden  
and open farmland beyond.

**INNER HALLWAY**

12' 2" x 8' 2" (3.71m x 2.49m) (both maximum measurements)  
Having window to rear aspect, radiator, coved cornice, ceiling light  
point, staircase rising to first floor landing, under stairs storage  
cupboard, built-in cupboard housing the electric fuse box.

An extremely versatile 3/4 bed roomed detached property situated in a wonderful location with views toward the Lincolnshire Wolds to the front and open farmland to the rear, on a plot size of approximately 0.5 Acres (s.t.s). The well presented accommodation comprises an entrance hall, lounge, conservatory, modern fitted kitchen, large sitting room/potential bedroom four. There are three further bedrooms arranged over two floors, with en-suite to bedroom one, ground floor family bathroom and a two piece cloakroom serving the first floor bedroom. The property is surrounded by well maintained gardens and has the additional benefits of uPVC double glazing throughout, large driveway and oil central heating.



**SHARMAN BURGESS**



### SITTING ROOM

17' 0" x 15' 5" (5.18m x 4.70m) (both maximum measurements)

Having dual aspect windows, French doors leading to the garden, wood effect laminate flooring, radiator, coved cornice, ceiling light point. In the Agents opinion this room could potentially be used as an additional bedroom if required.

### KITCHEN

12' 10" x 11' 9" (3.91m x 3.58m) (both maximum measurements)

Having a well appointed modern fitted kitchen with Oak work surfaces, inset circular stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob with glass splashback and illuminated stainless steel extractor fan above, integrated twin height fridge freezer, coved cornice, ceiling recessed lighting, window to rear aspect, radiator.

### WALK-IN AIRING CUPBOARD

Having tiled floor, hot water cylinder and immersion heater.

### LOUNGE DINER

24' 5" (maximum measurement) x 12' 1" (maximum measurement including chimney breast) (7.44m x 3.68m)

Having Karndean flooring, coved cornice, two ceiling light points, window to front aspect, two radiators, TV aerial point, working open fireplace with tiled inset and hearth and display surround.



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### CONSERVATORY

12' 8" x 9' 4" (3.86m x 2.84m) (both maximum measurements)  
Of brick and uPVC double glazed construction with polycarbonate roof. Having double doors leading to the garden, wall mounted lighting and power.

### GROUND FLOOR BEDROOM ONE

17' 0" x 12' 9" (5.18m x 3.89m) (both maximum measurements)  
Having two windows to front aspect, two radiators, coved cornice, ceiling light point, access to roof space.

### EN-SUITE SHOWER ROOM

Having a tiled shower area with wall mounted electric shower and fitted shower screen, WC with concealed cistern, wash hand basin with vanity unit and mixer tap, radiator, ceiling recessed lighting, access to roof space, obscure glazed window.

### GROUND FLOOR BEDROOM TWO

12' 0" x 11' 9" (3.66m x 3.58m) (both maximum measurements)  
Having window to front aspect, radiator, coved cornice, ceiling light point. This room is accessed from the kitchen and so lends itself to other uses such as dining room/play room and it also has 'Jack & Jill' access to the family bathroom.

### GROUND FLOOR FAMILY BATHROOM

12' 2" x 4' 7" (3.71m x 1.40m)  
Having access from Bedroom Two and the Inner hallway. Having panelled bath with mixer tap and wall mounted Triton shower and fitted shower screen, push button WC, pedestal wash hand basin with mixer tap, tiled floor, ceiling light point, obscure glazed window to front aspect, radiator.



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### FIRST FLOOR LANDING

Having wall light point, door to bedroom three.

### BEDROOM THREE

11' 4" (maximum measurement with reduced head height) x 16' 0" (maximum measurement with reduced head height including into dormer) (3.45m x 4.88m)

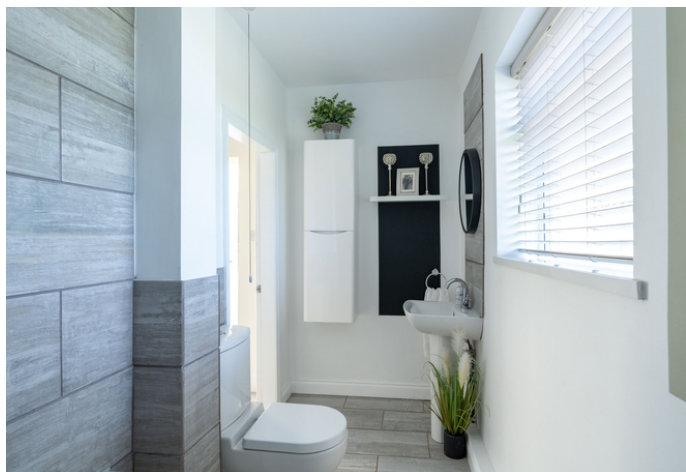
Having radiator, wall mounted lighting, built-in wardrobe with hanging rail within, door to small balcony with decked flooring and fitted railing enjoying views over the garden and farmland beyond.

### FIRST FLOOR CLOAKROOM

Having push button WC, wash hand basin with vanity unit and mixer tap, radiator, extractor fan, tiling to walls, wall light point.

### EXTERIOR

The property enjoys a large plot of approximately 0.5 Acres (s.t.s) with large driveway with two entrances allowing ample off road parking and hardstanding for numerous vehicles. The front gardens are predominantly laid to sections of lawn interspersed with trees, with hedging to the boundaries. Gated access leads around to both the side and rear of the property to where there is a further gravelled hardstanding area for additional vehicular parking if required.



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### LARGE TIMBER WORKSHOP

Served by power and lighting.

The remainder of the side and rear gardens are predominantly laid to lawn, with raised hardstanding area providing seating space, a tiered gravelled section and a raised decked seating area surrounded by planting on three sides with a variety of fruit trees. The garden is fully enclosed by a mixture of fencing and hedging and served by outside lighting. The garden houses the external oil central heating boiler.

### UTILITY AREA WITH WC

4' 10" x 5' 8" (1.47m x 1.73m)

Accessed externally. Having stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, tiled splashbacks, wall mounted shelving, coved cornice, ceiling light point, obscure glazed window, WC.

### SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank. The property is served by oil fired central heating.

### REFERENCE

25811321/05072023/HIL



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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.

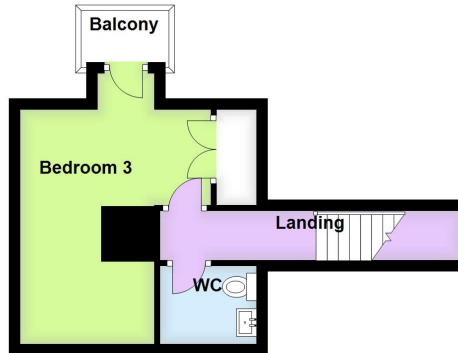
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 143.4 sq. metres (1543.2 sq. feet)



**First Floor**  
Approx. 22.1 sq. metres (237.7 sq. feet)



Total area: approx. 165.4 sq. metres (1780.9 sq. feet)



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| Energy Efficiency Rating                           |          | Current | Potential               |
|--|----------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |          |         |                         |
| (92-100)   | <b>A</b> |         | 86                      |
| (81-91)  | <b>B</b> |         |                         |
| (69-80)  | <b>C</b> |         |                         |
| (55-68)  | <b>D</b> |         |                         |
| (39-54)  | <b>E</b> |         |                         |
| (21-38)  | <b>F</b> | 41      |                         |
| (1-20)   | <b>G</b> |         |                         |
| <i>Not energy efficient - higher running costs</i> |          |         |                         |
| England, Scotland & Wales                          |          |         |                         |
|  |          |         | EU Directive 2002/91/EC |