



£325,000

School House, Priory Road, Freiston, Boston, Lincolnshire PE22 0JY

SHARMAN BURGESS

**School House, Priory Road, Freiston, Boston,
Lincolnshire PE22 0JY
£325,000 Freehold**

A period four bedroom detached property situated in a village location with open field views to the front aspect, a good sized rear garden and double garage with adjoining workshop. Accommodation comprises an entrance porch, entrance hall, lounge, dining room, kitchen, utility area, ground floor shower room, four bedrooms to the first floor and a family bathroom.

ACCOMMODATION

ENTRANCE PORCH

Of brick and uPVC construction, with part glazed uPVC entrance door, double glazed windows to front and side aspects. Further door leading into the entrance hall.

ENTRANCE HALL

With stairs rising to the first floor landing, doors to dining room and lounge.

LOUNGE

15' 6" x 11' 7" (4.72m x 3.53m)

With double glazed window to front and side aspects, radiator, ceiling beams, brick fireplace with stone hearth and multi fuel burner inset, TV aerial point.



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DINING ROOM

13' 7" x 10' 2" (4.14m x 3.10m)

With double glazed window to front aspect, glazed door to side garden, ceiling beams, TV aerial point, telephone point, radiator, opening through to kitchen.

KITCHEN

8' 2" x 11' 9" (2.49m x 3.58m)

With a modern fitted kitchen comprising a range of wall and base level units, drawer units, areas of work surfaces, tiled splashbacks, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, integrated double oven, integrated four ring gas hob with fume extractor above, breakfast bar, ceiling beam, tiled flooring, double glazed window to rear aspect, radiator, concealed central heating boiler, door to under stairs storage cupboard, door to utility area, glazed door to garden.

UTILITY AREA

With tiled flooring, space and plumbing for automatic washing machine, tiling to walls, door to ground floor shower room.

GROUND FLOOR SHOWER ROOM

With a three piece suite comprising a low level WC, wash hand basin inset to vanity unit with work surface, tiled shower cubicle with electric wall mounted shower within, double glazed window to rear aspect, electric shaver point, wall mounted electric heater, tiled flooring.

FIRST FLOOR LANDING

With stairs rising from entrance hall, access to roof space, coved cornice, airing cupboard.

BEDROOM ONE

10' 1" x 10' 6" (3.07m x 3.20m)

With double glazed window to front aspect enjoying views over open fields, radiator, wall light points, three built-in wardrobes.

BEDROOM TWO

9' 11" x 10' 3" (3.02m x 3.12m)

With double glazed window to front aspect enjoying views over open fields, radiator, wall light points.



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BURGESS** Est 1996

BEDROOM THREE

11' 5" x 10' 5" (maximum measurement) (3.48m x 3.17m)

With double glazed window to rear aspect, radiator, built-in double wardrobe.

BEDROOM FOUR

6' 0" x 10' 5" (1.83m x 3.17m)

With double glazed window to rear aspect, built-in double wardrobe, radiator.

BATHROOM

With a modern three piece suite comprising a low level WC, pedestal wash hand basin, panelled bath with mixer tap and hand held shower attached and fitted screen, extractor fan, ceiling recessed spotlight, partly tiled walls, electric shaver point, radiator, coved cornice, double glazed window to side aspect.

EXTERIOR

To the front of the property is a block paved driveway which provides ample off road parking and vehicular access to the detached double garage. A pathway leads to the entrance porch and there is also a shaped front lawn with gravelled borders, enclosed to the majority by wrought iron railings and hand gate. Gated access leads to the rear garden.

DOUBLE GARAGE

17' 2" x 16' 4" (5.23m x 4.98m)

With electric roller door to the front aspect. Served by power and lighting.

ADJOINING STORE/STUDIO

16' 10" x 12' 4" (maximum measurement) (5.13m x 3.76m)

Served by power and lighting.

FURTHER STORE/OFFICE

10' 7" x 7' 7" (maximum measurement) (3.23m x 2.31m)

Served by power and lighting.

REAR GARDEN

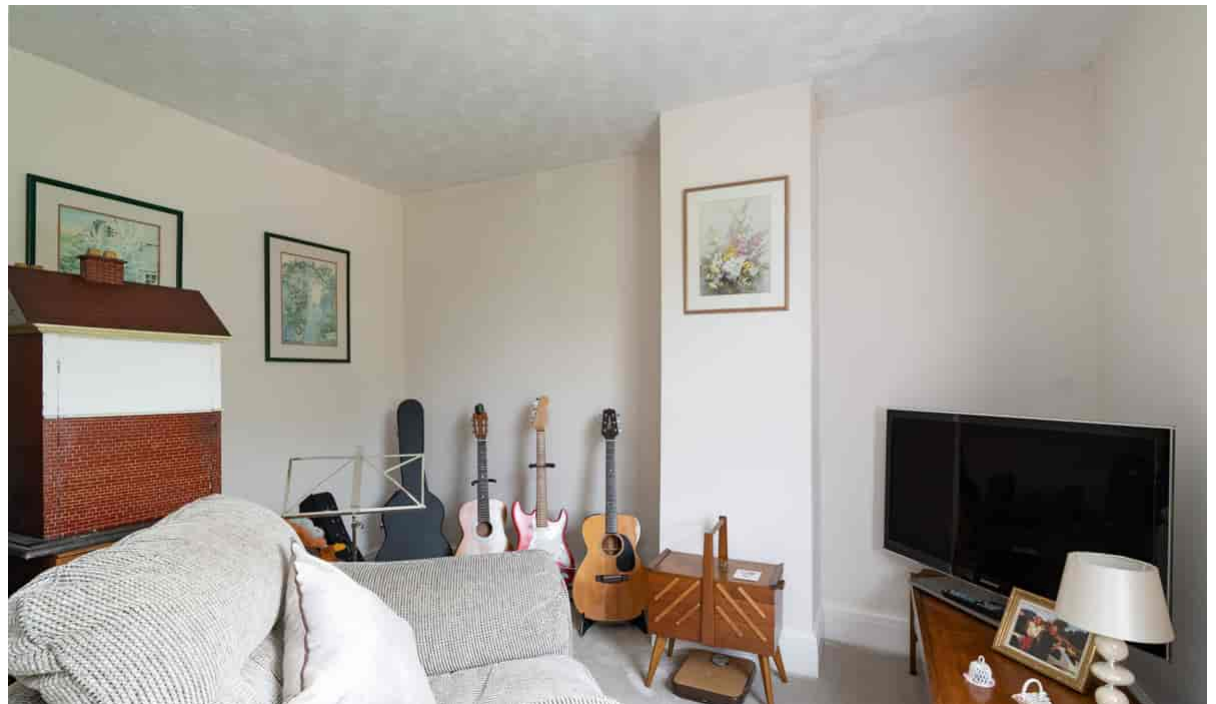
The property benefits from a good sized rear garden which comprises a paved patio seating area with raised borders and gravelled shrub and bush borders and a variety of mature trees. There is a shaped lawn with flowering shrub and bush borders, a further paved patio seating area, feature pond and a raised paved patio seating area to the rear of the garden. There is also a vegetable patch which is located to the far left of the property. The garden is fully enclosed by a mixture of timber fencing, brick walls and hedging.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

010922/TOO



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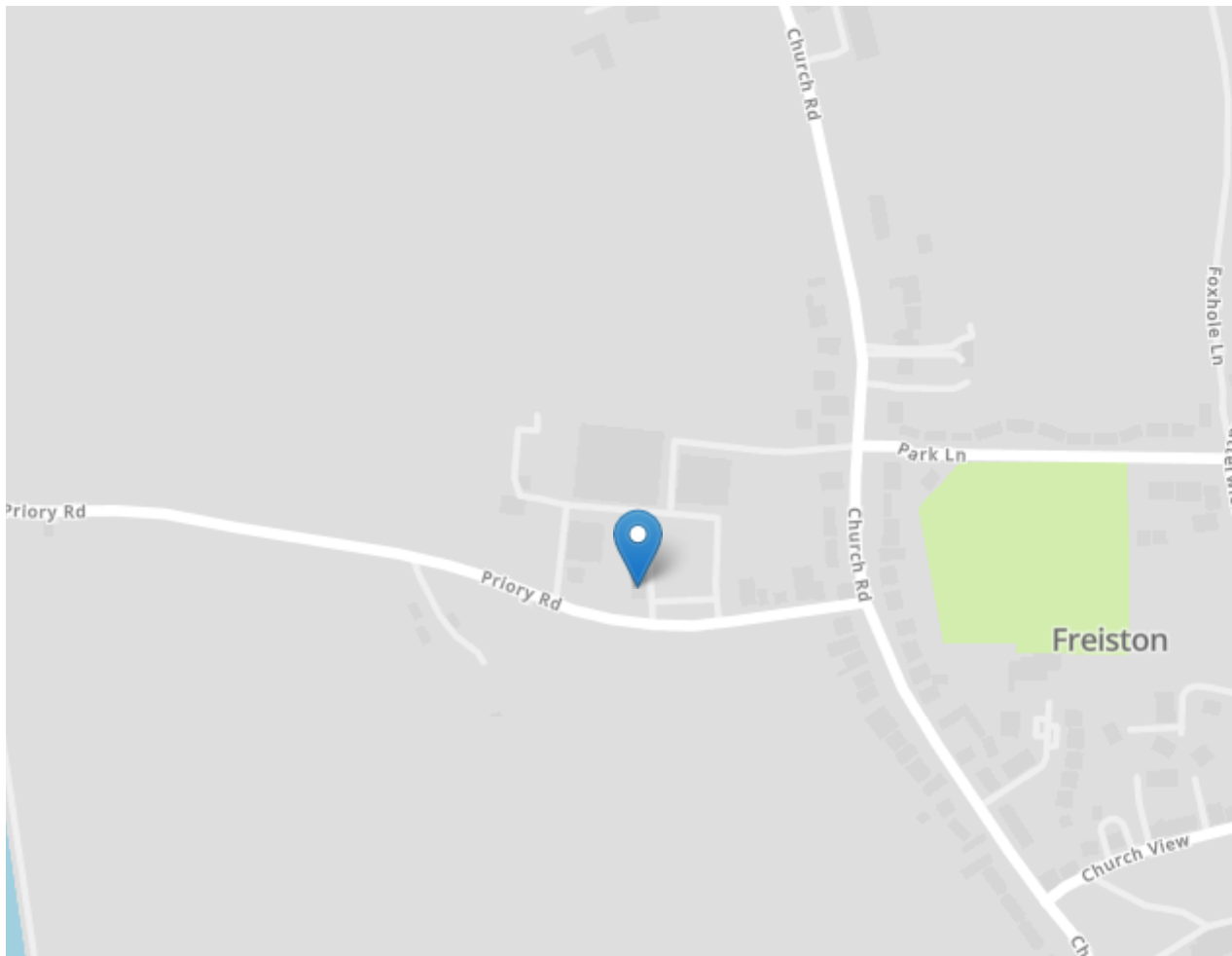
AGENT'S NOTES

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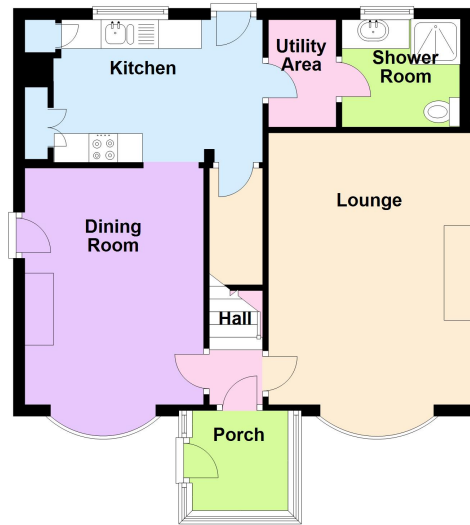
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of Â£100 upon completion. For more information, please call us on 01205 361161.



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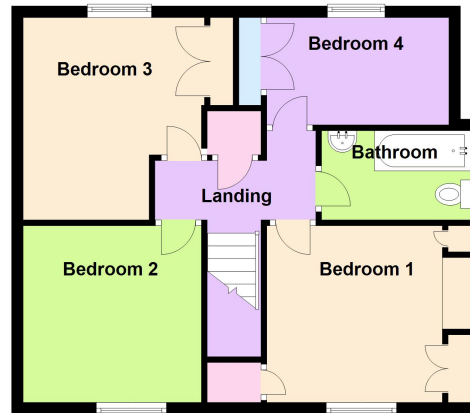
Ground Floor

Approx. 55.3 sq. metres (595.5 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.2 sq. feet)



Total area: approx. 106.7 sq. metres (1148.7 sq. feet)



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