



**£335,000**

The Cottage, Oldfield Lane, Leverton, Boston, Lincolnshire PE22 0AG

**SHARMAN BURGESS**

**The Cottage, Oldfield Lane, Leverton, Boston,  
Lincolnshire PE22 0AG  
£335,000 Freehold**

**ACCOMMODATION**

**KITCHEN DINER**

20' 6" (maximum measurement) x 8' 6" (measurement includes chimney breast) (6.25m x 2.59m)

Having partially obscure glazed front entrance door, a well appointed kitchen comprising roll edge work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units including corner display shelving, integrated fridge, integrated freezer, freestanding Rangemaster electric and LPG range cooker with double oven and grill (to be included within the sale) and illuminated fume extractor above, two windows, further obscure glazed door leading to the exterior, two radiators, ceiling mounted beams, three ceiling light points.

Situated in a rural location with expansive farmland views to both the front and rear, on a well tended and maintained plot approaching 2/3 of an Acre (s.t.s) is this 2/3 bedroomed detached cottage with off road parking, garage and outbuildings. Accommodation comprises a kitchen diner, utility/pantry, family room, inner lobby, dining room, lounge with log burner, ground floor bedroom 3/study and ground floor bathroom. To the first floor are two bedrooms arranged off a landing, with en-suite shower room to bedroom one. Further benefits include driveway with electric five bar gate, garage, well maintained grounds, oil fired central heating and a range of outbuildings.



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### PANTRY/UTILITY AREA

Having roll edge work surface with inset circular stainless steel sink with mixer tap, base level storage unit, plumbing for dishwasher, plumbing for automatic washing machine, water softener (to be included within the sale), Wallstar oil central heating boiler, obscure glazed window, wall mounted storage cupboards, wall mounted shelving, wall mounted coat hooks, tiled floor, ceiling mounted strip light, exposed ceiling beams, electric fuse box.

### FAMILY ROOM

16' 5" (maximum measurement) x 11' 7" (maximum measurement including staircase) (5.00m x 3.53m)  
Having tiled flooring, radiator, ceiling mounted lighting, ceiling mounted beams, TV aerial point, wiring for satellite TV, staircase rising to first floor landing.

### INNER LOBBY AREA

Having tiled flooring, under stairs storage cupboard, door to:  
-

### GROUND FLOOR BATHROOM

10' 7" (maximum measurement) x 8' 6" (maximum measurement) (3.23m x 2.59m)  
Having a white four piece suite comprising push button WC, panelled bath with mixer tap, wash hand basin with mixer tap and storage beneath, large shower cubicle with wall mounted Mira electric shower within and fitted screen, tiled splashbacks, tiled floor, heated towel rail, exposed ceiling beams, ceiling light point, obscure glazed window, fitted linen cupboard providing storage.



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### DINING ROOM

12' 9" x 11' 9" (3.89m x 3.58m)

Having wooden flooring, window, radiator, ceiling light point, additional wall light point, ceiling mounted beams, set of glazed double doors through to: -

### LOUNGE

21' 5" (maximum measurement) x 12' 6" (maximum measurement) (6.53m x 3.81m)

Having a continuation of the wooden flooring from the dining room, window, double doors leading out to a patio area, two radiators, wall mounted lighting, ceiling mounted beams, TV aerial point, fitted wood burner set within a chimney breast with display mantle and hearth.

### GROUND FLOOR BEDROOM THREE/STUDY

11' 7" (maximum measurement) x 8' 5" (maximum measurement) (3.53m x 2.57m)

Having wooden flooring, radiator, ceiling mounted strip light, ceiling mounted beams, window.

### FIRST FLOOR LANDING

Having staircase rising from family room and wall light point.

### BEDROOM ONE

12' 9" (maximum measurement) x 9' 0" (maximum measurement with reduced head height) (3.89m x 2.74m)

Having window enjoying views over open farmland, radiator, ceiling light point, built-in wardrobes with hanging rails and shelving within, door to: -



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### EN-SUITE SHOWER ROOM

Having a three piece suite comprising push button WC, wall mounted wash hand basin with mixer tap, shower cubicle with wall mounted electric shower within and fitted screen, tiled splashbacks, electric shaver point, ceiling rooflite window, wall mounted light point.

### BEDROOM TWO

12' 9" (maximum measurement) x 9' 0" (with reduced head height) (3.89m x 2.74m)

Having window, radiator, ceiling light point.

### EXTERIOR

The property is approached through an electric five bar gate leading to a gravelled driveway which provides ample off road parking as well as vehicular access to the garage. The property sits on a plot size approaching 2/3 of an Acre (s.t.s) and is particularly well tended and maintained by the current vendor to provide fantastic outside space with paved hard standing seating areas, large sections of shaped lawn with mature beds and borders containing a wide variety of flowering plants, shrubs and trees. Within the garden is also a sunken pond with aquatic plants, a large vegetable patch and polytunnel, a greenhouse and a summerhouse which are to be included within the sale. The property benefits from expansive views over open farmland to the both the front and rear and has a mixture of fencing and hedging to the boundaries. The grounds are also served by external tap and lighting.

### GARAGE

17' 7" (maximum measurement) x 12' 0" (5.36m x 3.66m)

Having double doors, served by power and lighting.



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### ADJOINING AREA

12' 3" (maximum internal measurement) x 8' 2" (maximum internal measurement)  
(3.73m x 2.49m)

Situated to the rear of the garage providing a variety of potential uses and comprises counter top, inset one and half bowl sink and drainer with mixer tap, base level storage unit, door to exterior, served by power, door to: -

### WC

Having WC within, obscure glazed window, ceiling light point.

### LEAN-TO GARDEN STORE

With double doors.

### ADDITIONAL OUTBUILDING

Of brick construction, suitable for storage.

### TIMBER OUTBUILDING

Separated into two sections, one of which is being used as a workshop and is served by power. The second section is used for additional storage space.

### SERVICES

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

### REFERENCE

26725469/15092023/BRO



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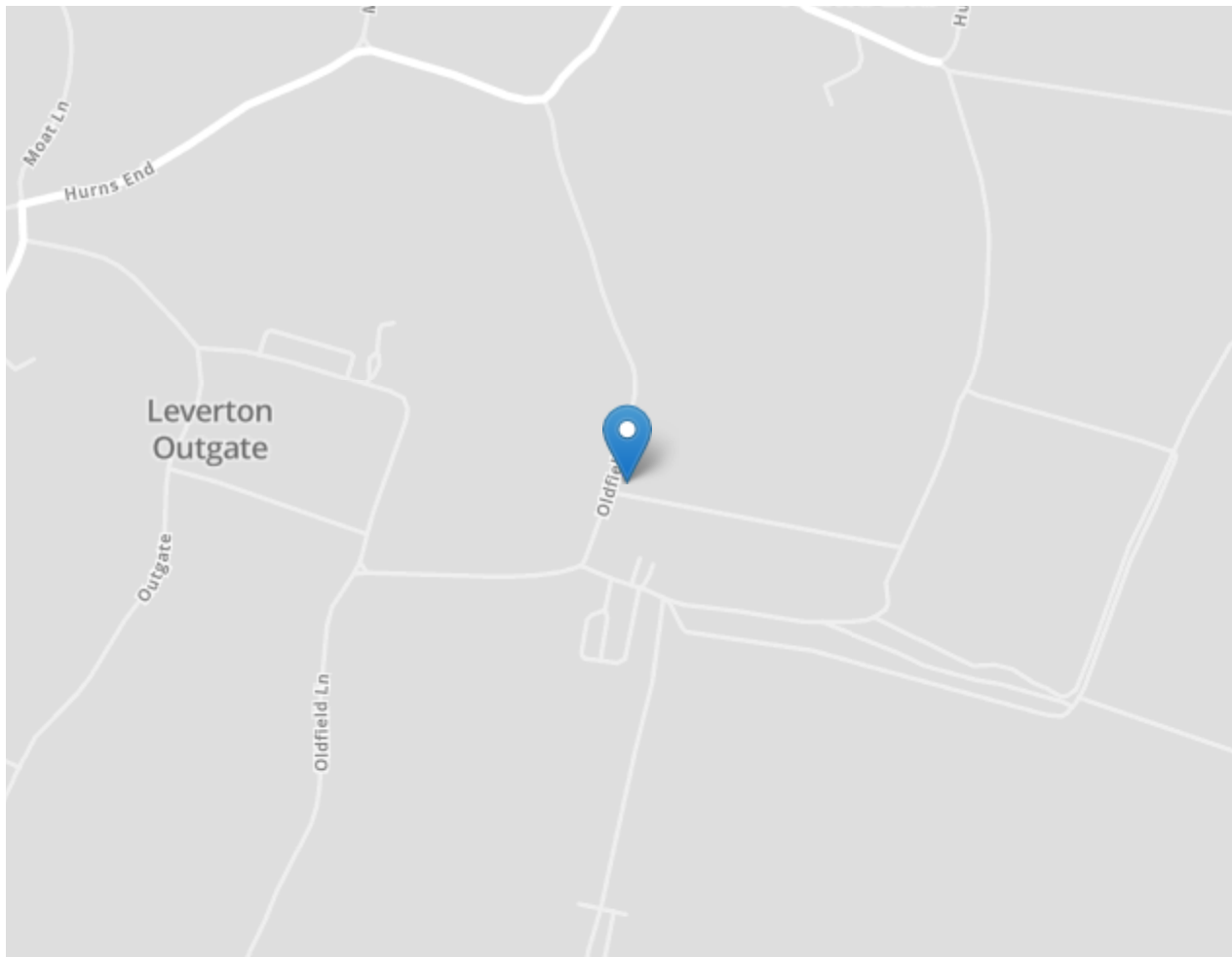
## AGENT'S NOTES

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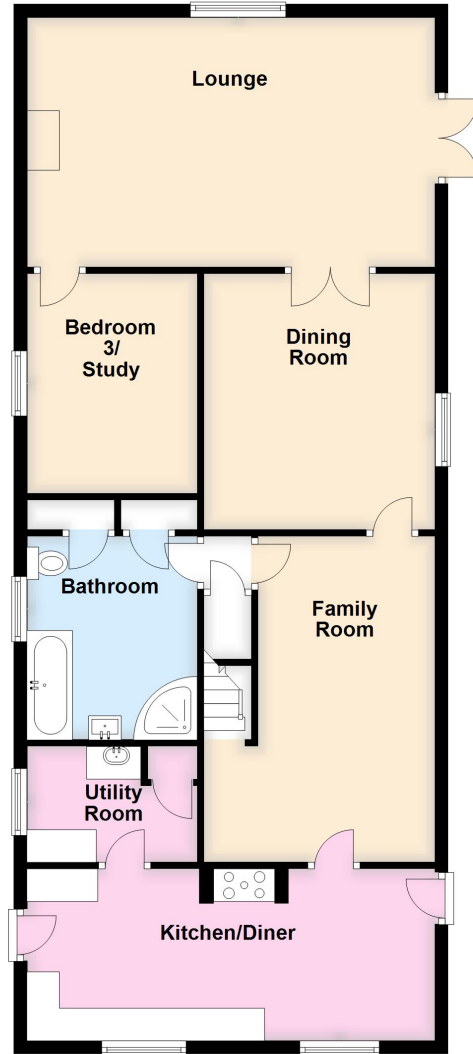
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

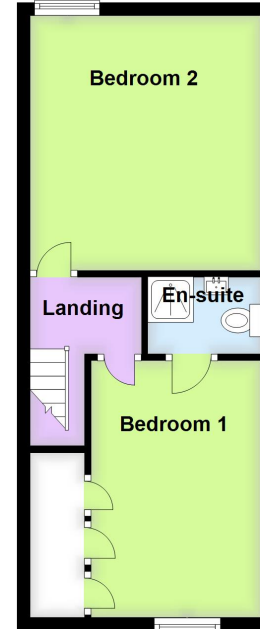


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 99.6 sq. metres (1071.6 sq. feet)



**First Floor**  
Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 132.4 sq. metres (1424.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>81</b>
(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>	<b>35</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC