



£310,000

Sheraton, Armtree Road, Langrick, Boston, Lincolnshire PE22 7AQ

SHARMAN BURGESS

**Sheraton, Armtree Road, Langrick, Boston,
Lincolnshire PE22 7AQ
£310,000 Freehold**

ACCOMMODATION

REAR ENTRANCE CONSERVATORY

14' 5" x 4' 10" (4.39m x 1.47m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having partially glazed rear entrance door, tiled floor, obscure glazed sliding door to: -

INNER LOBBY

6' 6" x 6' 5" (1.98m x 1.96m)

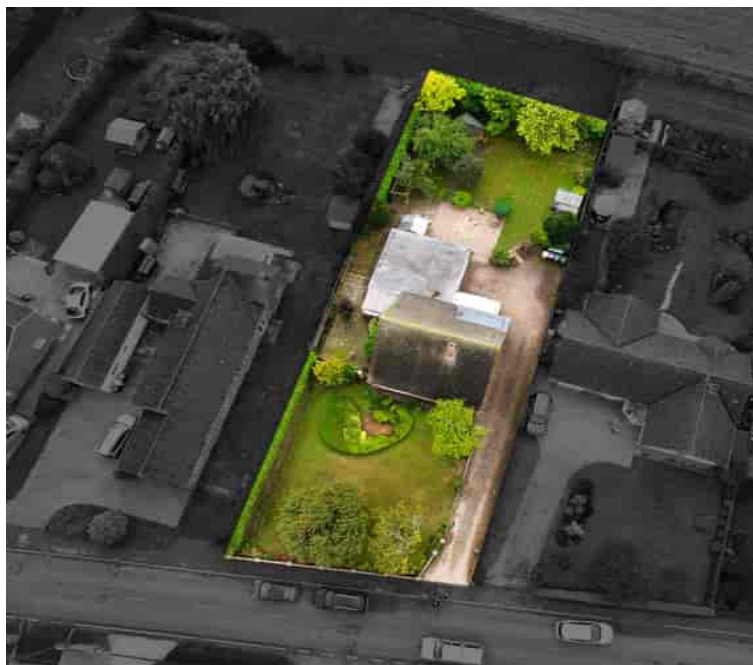
Having radiator, coved cornice, ceiling light point.

OFFICE

8' 10" (maximum) x 6' 6" (maximum) (2.69m x 1.98m)

Having window to side elevation, radiator, coved cornice, ceiling light point.

An individual and uniquely designed detached property situated on a plot size of approximately 0.25 Acres (s.t.s) of well maintained gardens, offering flexible living accommodation throughout. Accommodation comprises a rear entrance conservatory, inner lobby, five piece ground floor bathroom, office, central living/dining space with stairs rising to first floor, breakfast kitchen, utility room, additional entrance conservatory, first floor lounge with balcony enjoying views over the garden and open farmland beyond. Three bedrooms are arranged over two floors, with en-suite shower room to bedroom one. Further benefits include a good sized block paved driveway, approximate south easterly facing rear garden, double garage and oil central heating. The property is offered for sale with NO ONWARD CHAIN.



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GROUND FLOOR BATHROOM

8' 6" (maximum) x 12' 7" (maximum) (2.59m x 3.84m)

Being fitted with a five piece suite comprising pedestal wash hand basin, shower cubicle with wall mounted electric shower within and fitted shower screen, WC, bidet, panelled bath, tiled floor, fully tiled walls, ceiling recessed lighting, obscure glazed window, extractor fan, radiator.

DINING ROOM

19' 2" (maximum including staircase) x 13' 2" (maximum, taken at the widest point) (5.84m x 4.01m)

Having staircase rising to first floor, window to side elevation, radiator, coved cornice, ceiling mounted lighting, additional wall mounted lighting.

BOILER ROOM

Housing the floor mounted oil central heating boiler within.

BREAKFAST KITCHEN

11' 7" (maximum) x 10' 9" (3.53m x 3.28m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, wood fronted base level storage units, drawer units and matching eye level wall units with glazed display cabinets, return work surface providing breakfast bar, plumbing for dishwasher, integrated double oven and grill, four ring Calor gas hob with fume extractor above, window to side elevation, coved cornice, ceiling mounted lighting, radiator, obscure glazed door to: -

SIDE ENTRANCE CONSERVATORY

16' 8" (maximum) x 6' 8" (5.08m x 2.03m)

Of brick and uPVC construction with polycarbonate roof. Having door to exterior, plumbing for automatic washing machine, served by power, personnel door to double garage.



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WALK-IN PANTRY

Having shelving and light point within.

UTILITY/WASHROOM

Having counter top with plumbing for automatic washing machine beneath, stainless steel sink and drainer, base level storage units, window to side elevation, two ceiling light points, built-in shower cubicle, additional personnel door to double garage.

GROUND FLOOR BEDROOM TWO

11' 6" (maximum) x 11' 7" (maximum including built-in wardrobes)
(3.51m x 3.53m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes to bed area with bedside drawers and cabinets and overhead storage lockers, further built-in in wardrobes with sliding doors and hanging rails and shelving within.

GROUND FLOOR BEDROOM THREE

15' 6" (maximum) x 8' 10" (maximum) (4.72m x 2.69m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobes to one wall with sliding doors and hanging rails within.

FIRST FLOOR LOUNGE

19' 2" (maximum including stairwell) x 21' 0" (approximate maximum measurement, with reduced head height) (5.84m x 6.40m)

Having feature central fireplace with exposed brickwork chimney breast, two radiators, window to side elevation, two ceiling light points, additional ceiling recessed lighting, TV aerial point. Sliding patio doors lead to a first floor balcony with wrought iron railings, access to roof space providing additional storage, enjoying views over the garden and open farmland beyond.





BEDROOM ONE

11' 8" (maximum) x 12' 5" (maximum, with reduced head height) (3.56m x 3.78m)

Having window to side elevation, radiator, access to loft, ceiling light point, built-in wardrobe with mirrored sliding doors and hanging rail and shelving within.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, shower cubicle with wall mounted mains fed shower within an fitted shower screen, wash hand basin with vanity unit beneath, radiator, obscure glazed window, two ceiling light points, extractor fan, sliding doors giving access to built-in wardrobe in the bedroom, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

The property benefits from a plot size of approximately 0.25 Acres (s.t.s). Double wrought iron gates lead to the block paved driveway which provides off road parking as well as vehicular access to the rear of the property and double garage. The front garden is predominantly laid to lawn with flower and shrub borders and low level wall to the front boundary.

DOUBLE GARAGE

22' 2" (maximum) x 19' 8" (maximum) (6.76m x 5.99m)

Having up and over doors, served by power and lighting, personnel door leading to the exterior.



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REAR GARDEN

Benefitting from a pleasant approximately south easterly facing aspect and comprising sections of block paved patio seating areas and lawn, with mature flower and shrub borders and trees, including apple and plum fruit trees. Additional side paved patio areas provide further seating space. The garden houses two timber sheds, a 6ft x 8ft greenhouse and a timber summerhouse, which are to be included in the sale. The garden is served by outside tap and lighting and is enclosed to the majority by fencing and hedging.

SERVICES

Mains water, drainage and electricity are connected. The property is served by oil central heating.

AGENT'S NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

REFERENCE

28082025/29468844/SCR



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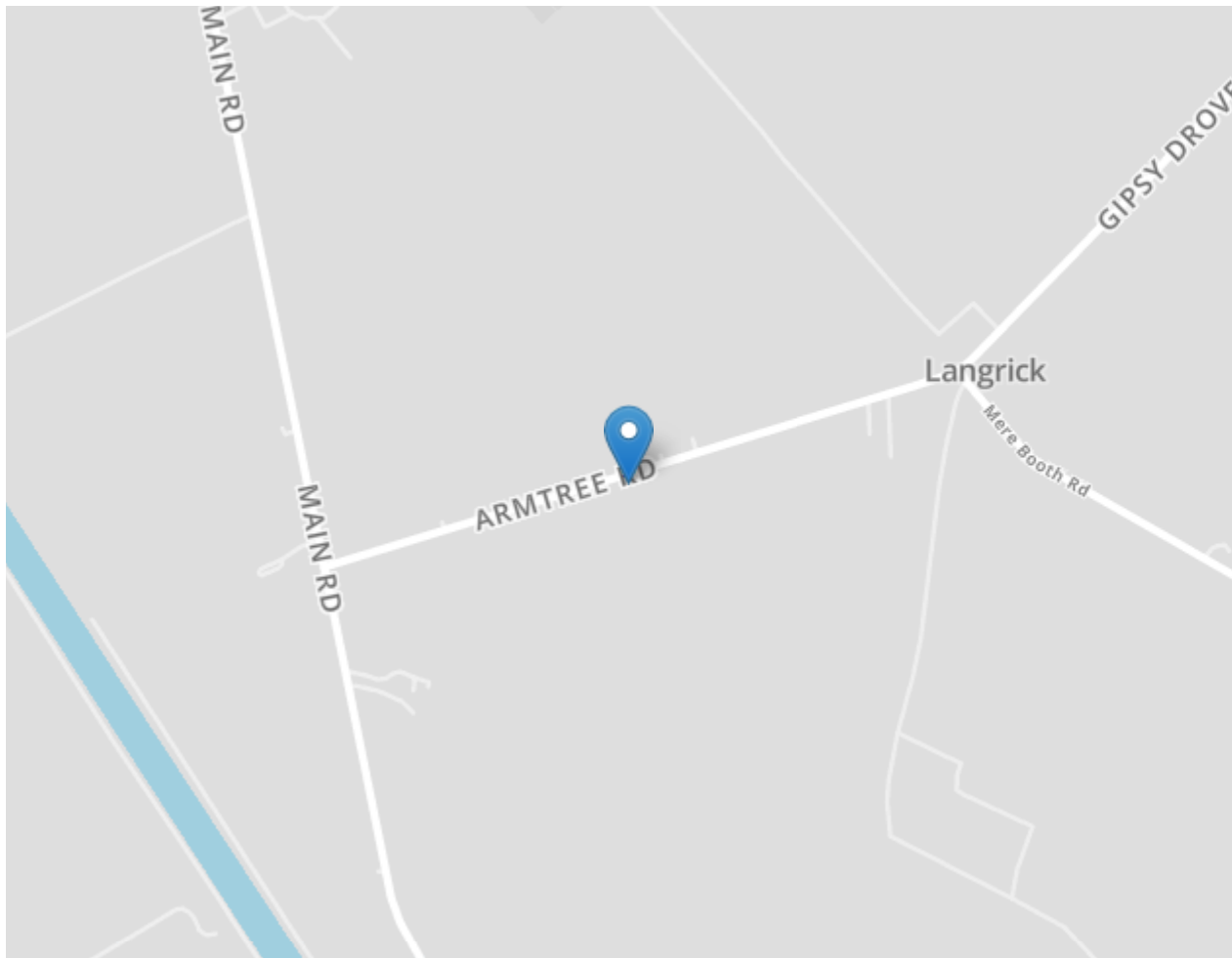
AGENT'S NOTES

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.



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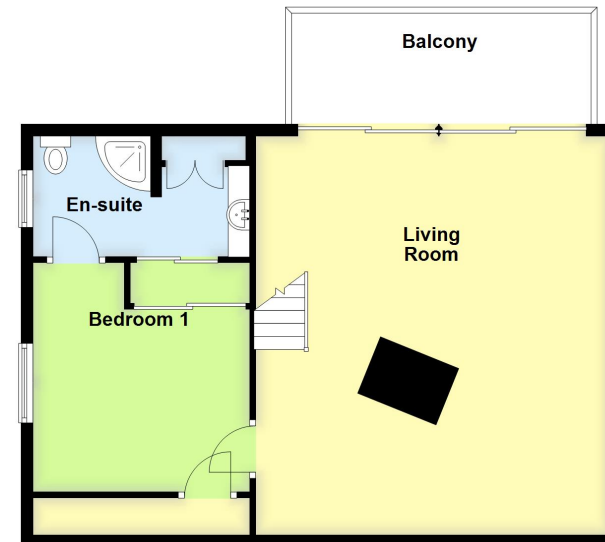
Ground Floor

Approx. 150.7 sq. metres (1622.5 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.8 sq. feet)



Total area: approx. 212.9 sq. metres (2291.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	