

£244,950

2 Hakerley Bridge, Frithville, Boston, Lincolnshire PE22 7EB

SHARMAN BURGESS

**2 Hakerley Bridge, Frithville, Boston,
Lincolnshire PE22 7EB
£244,950 Freehold**

ACCOMMODATION

DINING ROOM

11' 5" x 9' 7" (3.48m x 2.92m)

With partially obscure glazed side entrance door, window to side aspect, radiator, tiled floor, coved cornice, ceiling light point, access to roof space, French doors leading through to: -

CONSERVATORY

17' 3" x 6' 8" (5.26m x 2.03m) (both maximum measurements)

Of brick and uPVC double glazed construction with polycarbonate roof. French doors leading to the garden, tiled floor, wall mounted lighting, wall mounted coat hooks, utility area with counter top and matching upstand, plumbing for automatic washing machine, base level storage unit, space for condensing tumble dryer.

Situated in a fantastic rural location with expansive views over open farmland to the front and rear, on a plot size approaching 1/4 of an Acre (s.t.s) is this semi-detached country home. The accommodation comprises a dining room, kitchen, lounge with log burner, conservatory, three bedrooms arranged over two floors and a four piece bathroom. Further benefits include a detached static caravan, dog kennels, oil central heating and detached garage/workshop with electric up and over door.



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KITCHEN

12' 4" x 8' 6" (3.76m x 2.59m) (both maximum measurements)

Accessed via the dining room. Having a 'Country Style' kitchen comprising counter tops with matching upstands, inset ceramic sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, plumbing for dishwasher, electric and LPG Range cooker (to be included within the sale) with illuminated fume extractor above and tiled splashback. Tiled floor, dual aspect windows, coved cornice, ceiling light point, space for American style fridge freezer, floor mounted oil central heating boiler.

INNER HALL

With tiled floor, coved cornice, ceiling light point, radiator, access to roof space, additional wall light points.

LOUNGE

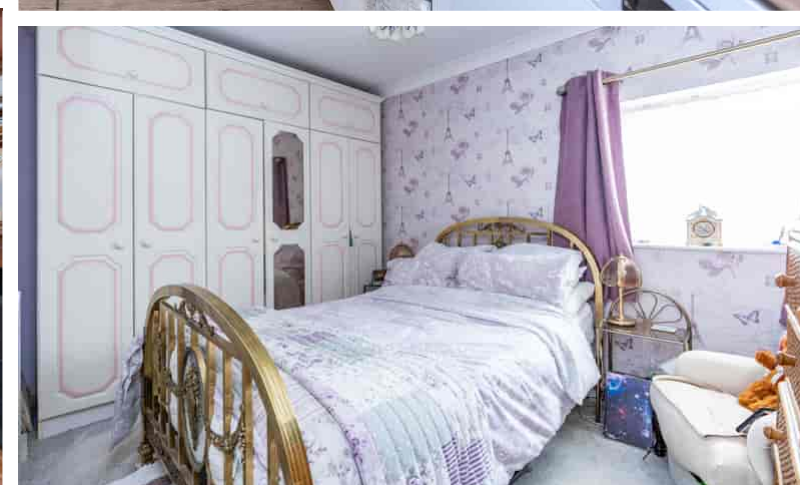
15' 2" x 13' 0" (4.62m x 3.96m) (both maximum measurements)

With window to front aspect, radiator, wall mounted lighting, TV aerial point, wiring for satellite TV, feature fireplace with fitted log burner with tiled hearth, wooden surround and display mantle.

GROUND FLOOR BEDROOM ONE

11' 8" (maximum measurement) x 8' 2" (3.56m x 2.49m)

With radiator, coved cornice, ceiling light point, window to rear aspect.



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GROUND FLOOR BATHROOM

Having a four piece suite comprising a pedestal wash hand basin, wood panelled bath with mixer tap and hand held shower attachment, WC, shower cubicle with wall mounted mains fed shower and hand held shower attachment, tiled floor, fully tiled walls, coved cornice, ceiling recessed lighting, obscure glazed window, heated towel rail.

FIRST FLOOR LANDING

With radiator, window to front aspect, coved cornice.

BEDROOM TWO

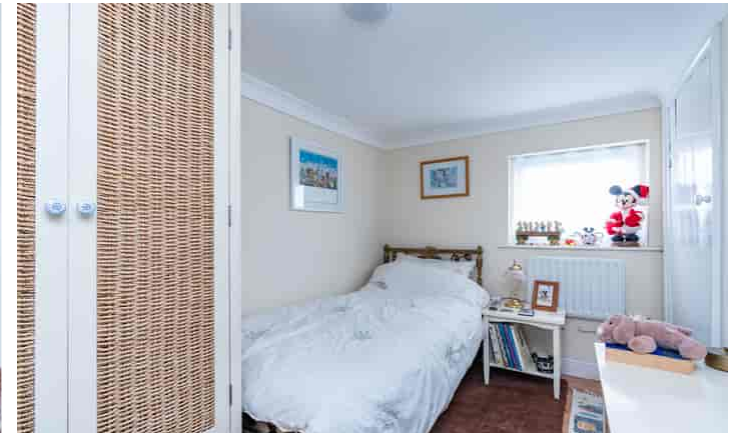
13' 2" x 8' 3" (maximum measurement including chimney breast) (4.01m x 2.51m)

With window to rear aspect, coved cornice, ceiling light point, radiator.

BEDROOM THREE

9' 9" x 6' 7" (2.97m x 2.01m)

With window to rear aspect, radiator, coved cornice, ceiling light point, built-in airing cupboard with hot water cylinder and slatted linen shelving within.





EXTERIOR

The property benefits from generous plot size approaching 0.25 Acres (s.t.s) and is approached over a large granite gravelled driveway and accessed through a five bar gate. The driveway provides ample off road parking and hardstanding for numerous vehicles and gives vehicular access to the detached garage/workshop. The gardens are situated predominantly to the side and rear of the property. The rear garden is predominantly laid to lawn, with hardstanding seating. This particular section of the garden also houses the oil tank and is served by outside lighting. The left hand section of garden comprises two large grass sections which are fully enclosed by fencing and served by hardstanding and dog kennelling which are to be included within the sale.

DETACHED GARAGE/WORKSHOP

18' 1" x 14' 8" (5.51m x 4.47m) (both maximum internal measurements)

Of concrete sectional construction. Having up and over door, served by power and lighting, with fitted workbench to the rear, obscure glazed door leading to the rear garden.

STATIC CARAVAN

Having a separate electric meter to the main house and also a separate private drainage system. The caravan has steps leading up to a raised decked seating area. The accommodation comprises an entrance hall, open plan living kitchen area with room for appliances and served by bottled LPG, lounge, two bedrooms, separate WC and a bathroom.



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WASH ROOM

With plumbing for automatic washing machine, space for condensing tumble dryer, space for fridge freezer, served by electricity.

TWO TIMBER STORAGE SHEDS

OPEN FRONTED TRAILER STORE

SERVICES

Mains electricity and water are connected to the property. The main property benefits from shared private drainage, bottled LPG for cooking and oil fired central heating

REFERENCE

25859229/14042023/ROR



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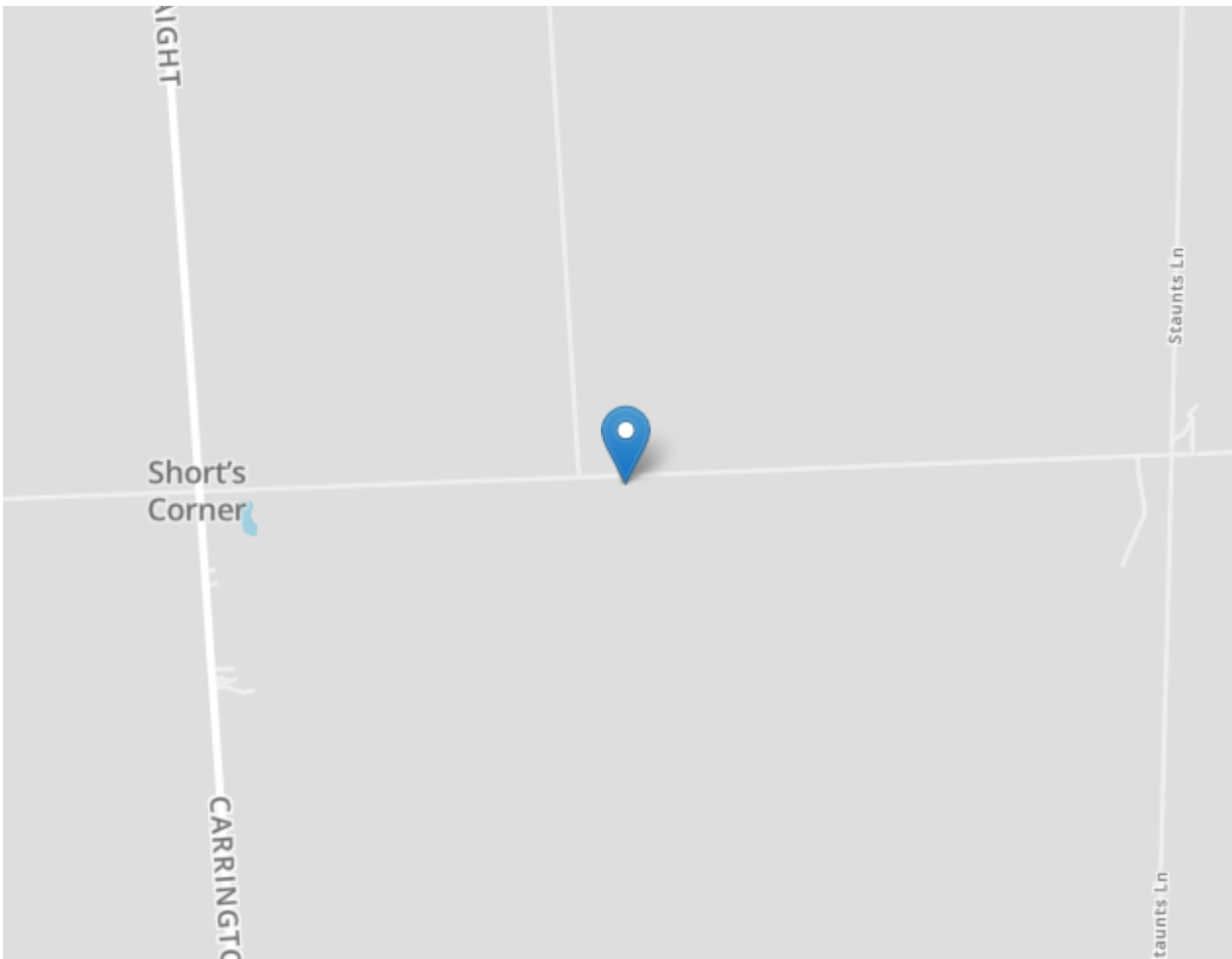
AGENT'S NOTES

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.

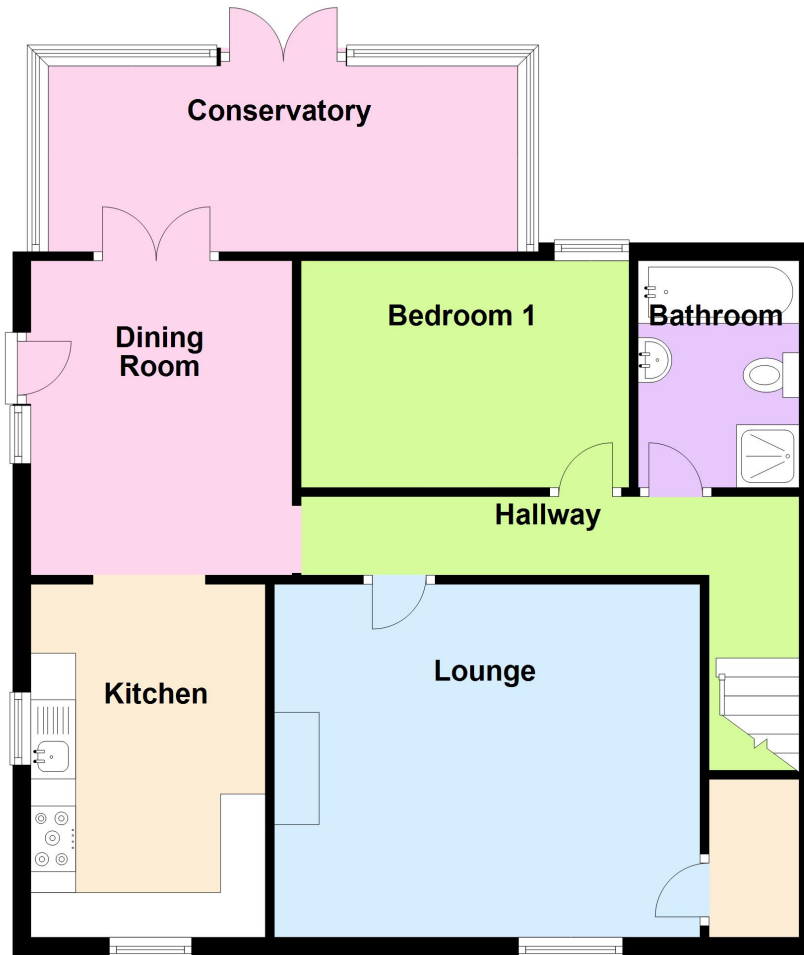
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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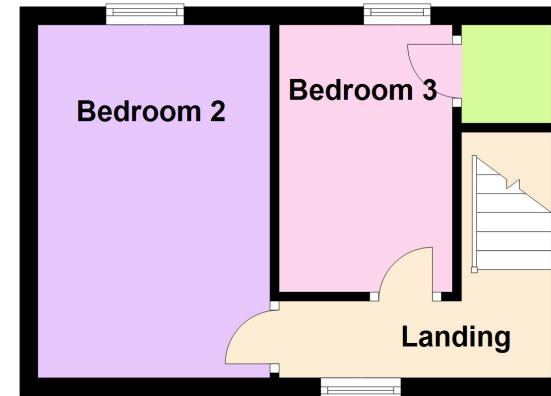
Ground Floor

Approx. 76.0 sq. metres (818.3 sq. feet)



First Floor

Approx. 22.6 sq. metres (242.8 sq. feet)



Total area: approx. 98.6 sq. metres (1061.2 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 100 |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |