



**£310,000**

Thanet House, Fodderdyke Bank, New Leake, Boston, Lincolnshire PE22 8JB

**SHARMAN BURGESS**



**Thanet House, Fodderdyke Bank, New Leake,  
Boston, Lincolnshire PE22 8JB  
£310,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

6' 6" (maximum) x 7' 4" (1.98m x 2.24m)

Having double entrance doors, decorative tiled floor, ceiling recessed lighting, radiator.

**UTILITY ROOM**

9' 5" (maximum) x 5' 1" (maximum) (2.87m x 1.55m)

Having counter top, stainless steel one and a half bowl sink and drainer with mixer tap, base level storage unit, two fitted larder style units, tiled floor, ceiling recessed lighting, plumbing for automatic washing machine, window to front elevation.

A detached country property, with no near residential neighbours, situated on a large plot enjoying gardens to both the front and rear. Accommodation comprises an entrance hall, lounge, conservatory, office, modern kitchen, utility room, dining room, ground floor shower room and additional side entrance lobby. To the first floor are three double bedrooms and a well appointed family bathroom. Further benefits include a detached workshop, electric gated access and oil fired central heating. The property is situated in a fantastic location enjoying expansive views over open farmland.



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### LOUNGE

16' 5" (maximum including entrance area) x 20' 6"  
(maximum including staircase) (5.00m x 6.25m)

This spacious room benefits from wood effect laminate flooring, radiator, ceiling recessed lighting, range of wall mounted display niches and display shelving, housing for TV, feature electric fireplace (to be included in the sale), under stairs storage cupboard, wall mounted digital central heating timer.

### KITCHEN

14' 4" (maximum) x 9' 0" (maximum) (4.37m x 2.74m)

Being fitted with a modern, well appointed kitchen comprising roll edge work surfaces with inset one and half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, space for American style fridge freezer, housing for microwave, integrated waist height oven and grill, four ring electric hob with glass splashback and illuminated stainless steel fume extractor above, plumbing for dishwasher, wood effect laminate flooring, dual aspect windows, heated towel rail, ceiling recessed lighting.

### DINING ROOM

9' 7" (maximum) x 11' 8" (maximum) (2.92m x 3.56m)

Having wood effect laminate flooring, radiator, ceiling recessed lighting, additional ceiling light point, French doors leading to the garden.



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### CONSERVATORY

12' 8" (maximum) x 12' 2" (maximum) (3.86m x 3.71m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, three radiators, door to exterior.

### OFFICE

12' 10" (maximum) x 6' 10" (maximum) (3.91m x 2.08m)

Having wood effect laminate flooring, dual aspect windows, radiator, ceiling recessed lighting.

### SIDE ENTRANCE LOBBY

Having tiled floor, radiator, ceiling recessed lighting, obscure glazed entrance door, wall mounted coat hooks, built-in utilities cupboard housing the hot water cylinder and floor mounted Worcester oil central heating boiler.

### GROUND FLOOR WALK-IN SHOWER ROOM

Comprising a walk-in shower area with multi jet shower within with additional hand held shower attachment and fitted shower screen, wash hand basin with vanity unit and wall mounted tap, WC with concealed cistern, tiled floor, fully tiled walls, obscure glazed window to front elevation, ceiling recessed lighting, heated towel rail.

### FIRST FLOOR LANDING

Having radiator, ceiling recessed lighting, window to front aspect, access to loft space, built-in book shelving.

### BEDROOM ONE

11' 3" (excluding recess) x 9' 8" (3.43m x 2.95m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobes with sliding mirrored doors and hanging rails and shelving within.



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### **BEDROOM TWO**

13' 2" (maximum) x 8' 5" (maximum) (4.01m x 2.57m)  
Having window to rear elevation, radiator, ceiling light point.

### **BEDROOM THREE**

11' 6" (maximum) x 8' 7" (maximum) (3.51m x 2.62m)  
Having dual aspect windows, radiator, ceiling light point, built-in wardrobes with mirrored sliding doors and hanging rail and shelving within.

### **FAMILY BATHROOM**

Being fitted with a tiled panelled bath with mixer tap and held shower attachment, shower cubicle with wall mounted electric shower within and fitted shower screen, WC, twin wash hand basins with mixer tap and vanity unit beneath and each with a mirror above, wood effect laminate flooring, heated towel rail, ceiling recessed lighting, additional lighting above sink areas, obscure glazed window to side elevation, radiator, built-in over stairs storage cupboard.

### **EXTERIOR**

The property is approached through sliding electric gates leading to an area of hardstanding, laid to part concrete and part block paving and providing off road parking. The property sits on a spacious and established plot with gardens to both the front and rear. The front garden is laid to lawn, with flower and shrub borders and houses a timber shed storage area for bins and the oil tank.



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### WORKSHOP

17' 4" x 10' 5" (5.28m x 3.17m)

Of timber construction with concrete base, served by power and lighting, window to rear elevation, personnel door to garden.

### REAR GARDEN

Being initially laid to a hardstanding seating area with pergola above providing entertaining space, leading to the remainder of the garden which is predominantly laid to lawn and interspersed with a variety of fruit trees. The boundaries are denoted by a mixture of fencing and heading to the majority. Within the garden is a :-

### SUMMERHOUSE/STUDIO

19' 3" (internal measurement) x 9' 4" (internal measurement) (5.87m x 2.84m)

Having obscure glazed double doors and windows overlooking the garden. Being boarded and insulated to the majority of the walls. Externally the building benefits from a covered veranda and paved patio.

### 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

06122024/28116974/CHA



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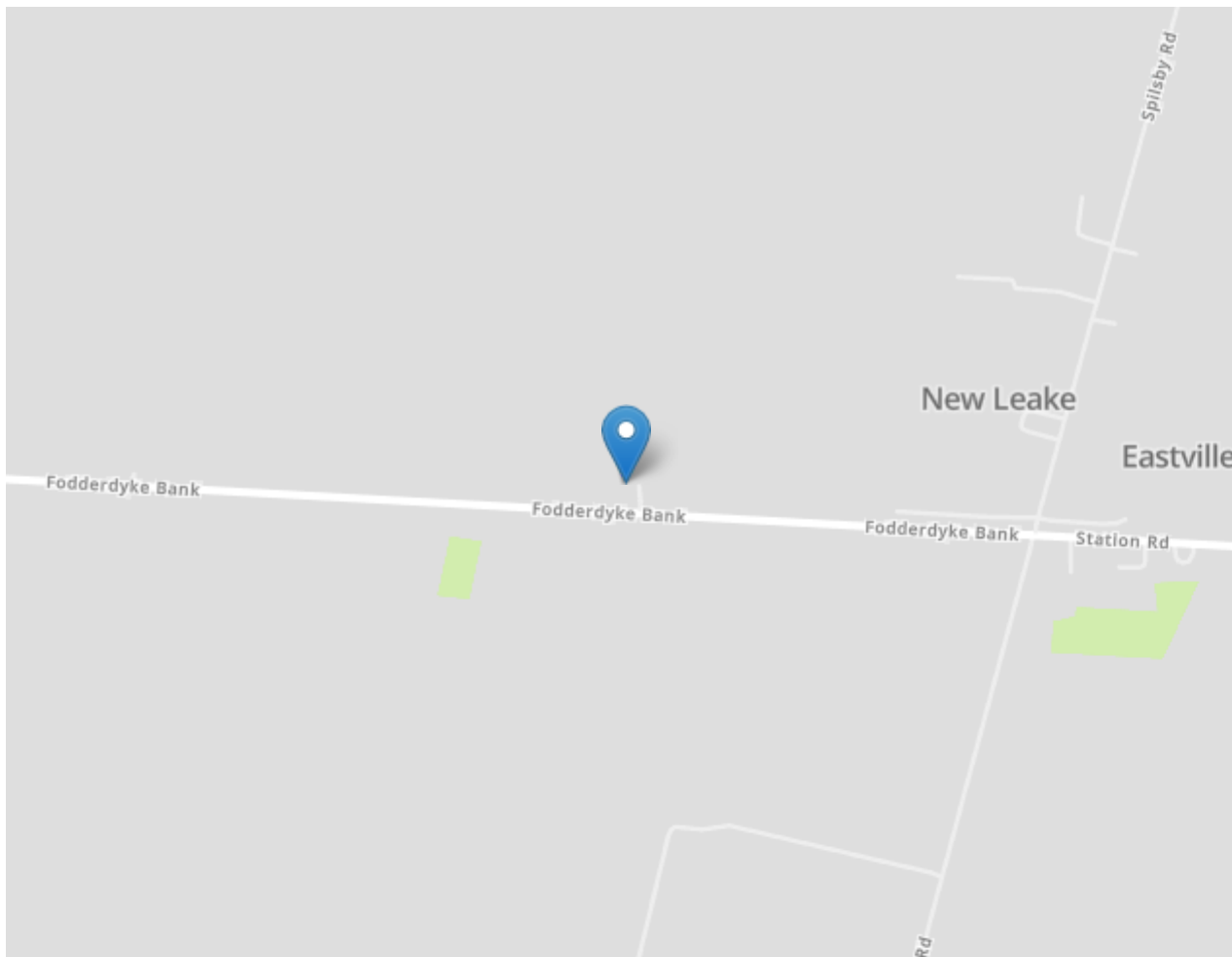
## AGENT'S NOTES

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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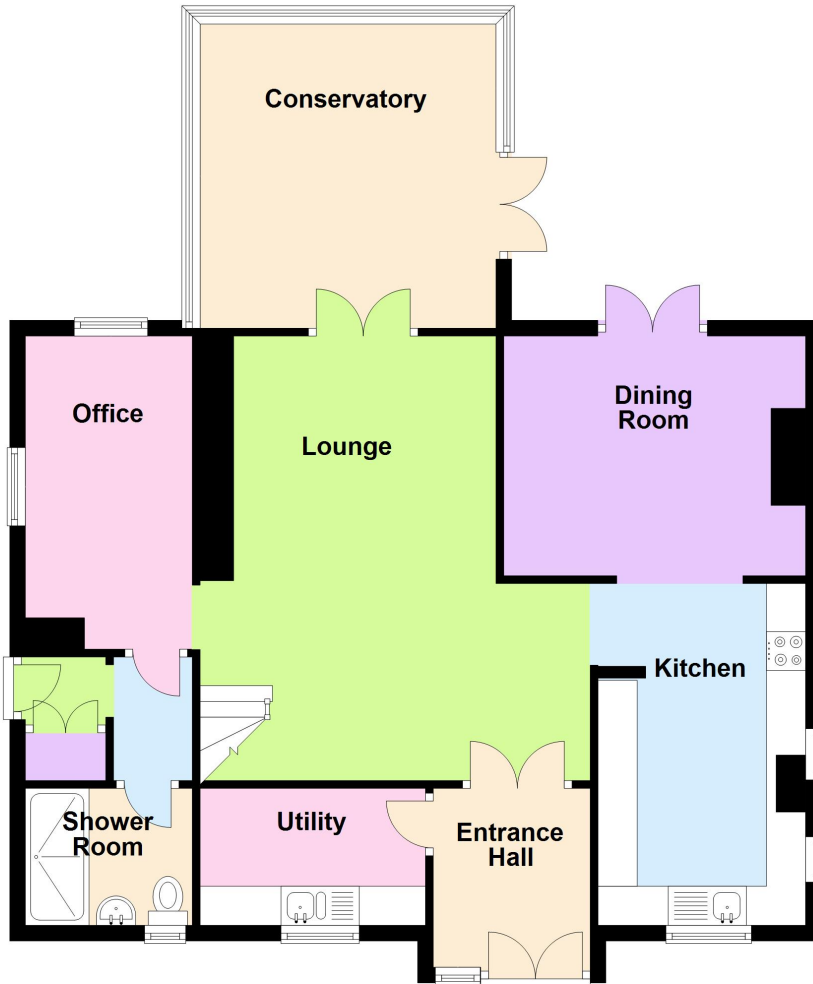


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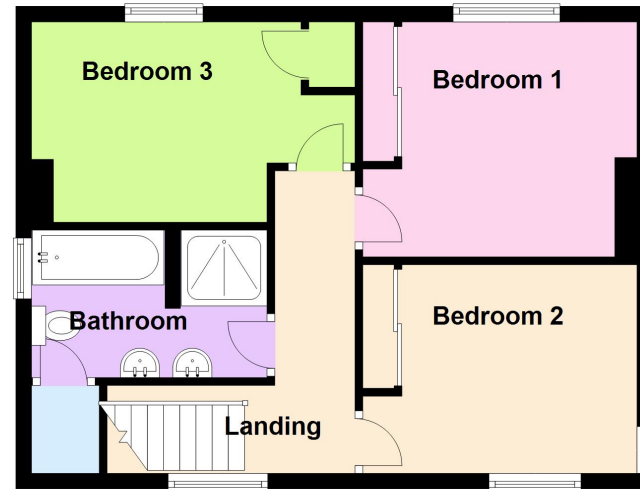
### Ground Floor

Approx. 91.4 sq. metres (983.9 sq. feet)



### First Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



Total area: approx. 136.0 sq. metres (1463.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC