



**£595,000**

Asperton Small Holdings, Asperton Road, Wigtoft, Boston, Lincolnshire PE20 2PT

**SHARMAN BURGESS**



**Asperton Small Holdings, Asperton Road,  
Wigtoft, Boston, Lincolnshire PE20 2PT  
£595,000 Freehold**

**ACCOMMODATION**

**REAR ENTRANCE CONSERVATORY/UTILITY**

15' 2" x 5' 7" (4.62m x 1.70m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having double rear entrance doors, plumbing for automatic washing machine, tiled floor, wall mounted lighting, obscure glazed door through to: -

**INNER LOBBY**

11' 0" x 6' 11" (3.35m x 2.11m)

Having door leading to a secondary staircase, radiator, picture rail, ceiling light point, Parquet flooring.

**OFFICE**

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

Having window to side elevation, radiator, ceiling light point, door to: -

A detached former farmhouse situated in stunning grounds of approximate 2 Acres (s.t.s) within a rural location, with viewing highly recommended in order to fully appreciate all that this property has to offer. The grounds contain a variety of outbuildings including covered swimming pool, garage block, storage block, large Nissen hut/hangar as well as a variety of smaller outbuildings. The house itself boasts a host of character features and accommodation comprising a rear entrance conservatory/utility, inner hallway with Parquet flooring, office, lounge, breakfast room, kitchen, sitting/dining room, four bedrooms to the first floor and a generous family bathroom. Further benefits include generous off road parking and turning space for numerous vehicles, vegetable patches, fruit cages, stunning trees and an array of wildlife often spotted within the grounds.



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#### GROUND FLOOR CLOAKROOM

Having WC, tiled floor, dado rail, ceiling recessed lighting.

#### KITCHEN

14' 1" x 10' 7" (4.29m x 3.23m)

Having work surfaces, sink and drainer with mixer tap, range of wooden base level storage units, drawer units and matching eye level wall units, central island, space for LPG Range cooker with stainless steel splashback and illuminated fume extractor above, window to rear elevation, tiled floor, ceiling mounted strip light.

#### BREAKFAST ROOM

8' 8" x 11' 4" (2.64m x 3.45m)

Having dual aspect windows, radiator, dado rail, coved cornice, ceiling light point.

#### INNER HALLWAY

13' 8" x 6' 11" (maximum including staircase) (4.17m x 2.11m)

Having Parquet flooring, radiator, staircase leading to first floor, ceiling light point, under stairs storage cupboard.

#### SITTING/DINING ROOM

12' 5" (maximum) x 13' 10" (maximum) (3.78m x 4.22m)

Having dual aspect windows, radiator, picture rail, coved cornice, ceiling light point, additional wall mounted lighting.

#### LOUNGE

13' 10" (maximum) x 12' 4" (maximum including chimney breast) (4.22m x 3.76m)

Having dual aspect windows, picture rail, coved cornice, ceiling light point, radiator, TV aerial point, wiring for satellite TV, feature open fireplace with tiled hearth and cast iron surround with decorative tiled inset and display mantle.

#### GARDEN ROOM

12' 7" x 12' 8" (3.84m x 3.86m)

Having dual aspect windows, French doors leading to the garden, glazed ceiling, tiled floor, power points.



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#### FIRST FLOOR LANDING

With stairs rising from the inner hallway, window, radiator, dado rail, ceiling light point, built-in storage cupboard.

#### BEDROOM ONE

14' 2" (maximum into recess and including chimney breast) x 13' 10" (4.32m x 4.22m)

Having dual aspect windows, radiator, ceiling light point.

#### BEDROOM TWO

14' 0" (maximum) x 12' 5" (maximum including chimney breast) (4.27m x 3.78m)

Having dual aspect windows, radiator, ceiling light point.

#### BEDROOM FOUR

9' 2" (maximum) x 7' 9" (maximum) (2.79m x 2.36m)

Having window, radiator, ceiling light point.

#### FAMILY BATHROOM

10' 10" (maximum) x 11' 9" (maximum) (3.30m x 3.58m)

Being fitted with a four piece suite comprising shower cubicle with wall mounted electric shower within and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and storage beneath, bath, partially obscure glazed window, walls tiled to approximately half height, ceiling light point, built-in linen cupboard.

#### BEDROOM THREE

10' 10" (maximum) x 12' 4" (maximum) (3.30m x 3.76m)

Having staircase rising from inner lobby, window, radiator, ceiling light point, access to loft space.



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### EXTERIOR

The property is approached via gated access leading to the gravelled driveway which provides ample off road parking, hardstanding and turning space for numerous vehicles. The property sits on a plot size of approximately 2 Acres (s.t.s) and comprises a mixture of beautiful mature gardens interspersed with a wide variety of flowering plants, shrubs and trees including fruit trees, vegetables patches, pathways and walkways giving licence to explore all corners of the grounds. The majority of the boundaries are denoted by a mixture of fencing and hedging. The property itself is served by external lighting and an outside tap.

Situated within the grounds are a variety of outbuildings including: -

### STORE

14' 11" x 8' 2" (4.55m x 2.49m)

Having personnel door, concrete base, power and lighting.

### ADJOINING STORE

8' 0" x 9' 1" (2.44m x 2.77m)

Having cobbled floor, personnel door, window.

### ADJOINING OUTSIDE WC

7' 9" x 4' 8" (2.36m x 1.42m)

Having WC, tiled floor.

### DETACHED GARAGE BLOCK

Comprising: -

### GARAGE AREA

19' 5" (maximum) x 22' 2" (maximum) (5.92m x 6.76m)

Having electric up and over door, partially obscure glazed personnel door, power, lighting, concrete base and windows to rear elevation.

### WORKSHOP AREA

22' 1" x 12' 1" (6.73m x 3.68m)

Having window to front elevation, served by power and lighting, French doors leading through to the: -



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#### POOL AREA

Comprising an arched polytunnel with sunken pool served by pump and filter (to be included in the sale). In the Agents opinion the entire garage block offers scope and potential for conversion to additional annexe accommodation (st.p.p).

#### GREENHOUSE

12' 1" x 9' 5" (3.68m x 2.87m)

Of brick construction with polycarbonate roof and uPVC windows and doors. With raised beds within.

#### LARGE FRUIT CAGE

Containing a wide variety of fruit.

#### CHICKEN PENS

To be included in the sale.

#### LARGE OPEN FRONTED NISSEN STYLE HANGAR/HUT

Providing further sheltered storage space.

#### SERVICES

Mains water and electricity are connected. Drainage is to a private system. Roof mounted solar panels which are owned by the current Vendor and will be transferred to the new purchaser. The solar panels provide reduced price electricity and benefit from a quarterly 'Feed In' tariff payment.

#### REFERENCE

10042025/28674382/THO



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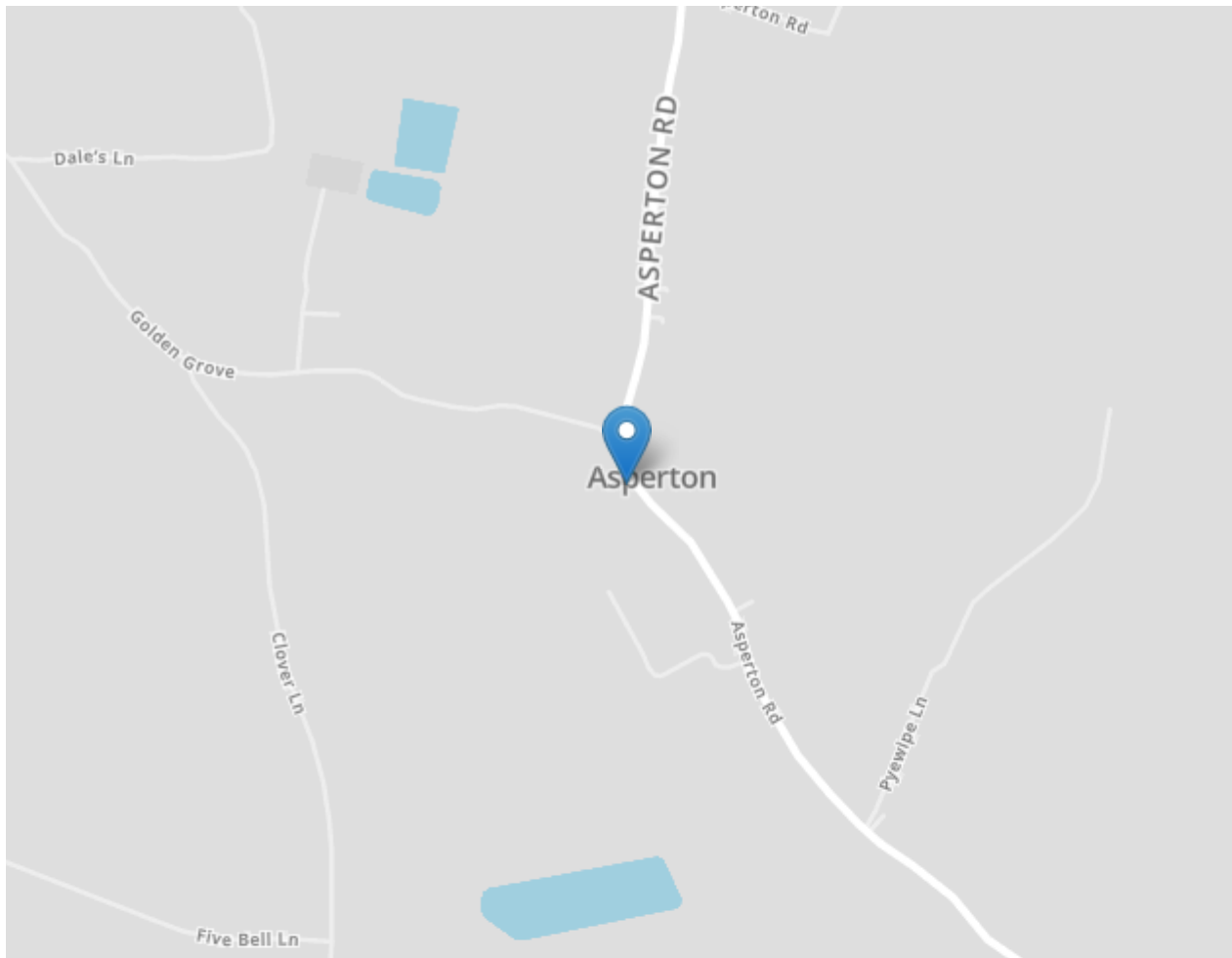
## AGENT'S NOTES

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.

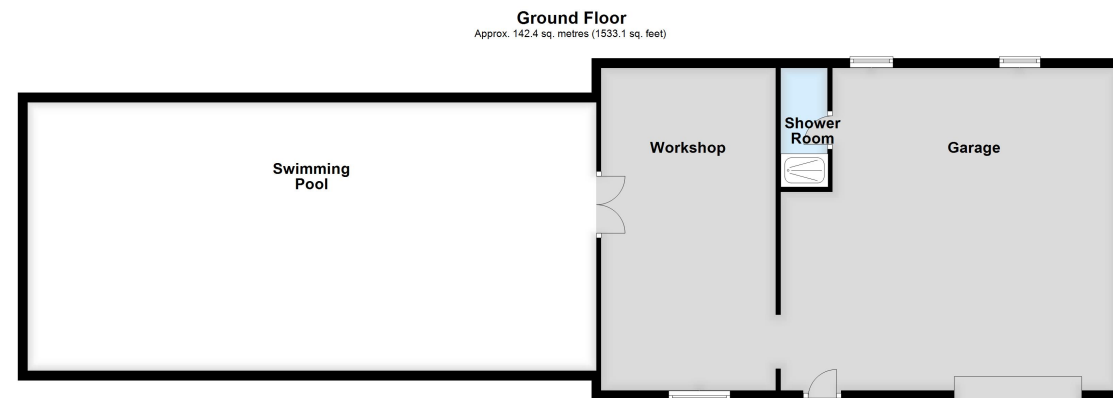


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Total area: approx. 205.5 sq. metres (2212.3 sq. feet)



Total area: approx. 142.4 sq. metres (1533.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		