



£297,500

Oakland, Station Road, Old Leake, Boston, Lincolnshire PE22 9QQ

SHARMAN BURGESS

**Oakland, Station Road, Old Leake, Boston,
Lincolnshire PE22 9QQ
£297,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, part tiled and part laminate flooring, staircase rising to first floor, under stairs storage cupboard, radiator, coved cornice, two ceiling light points, wall mounted electric fuse box.

LOUNGE

13' 4" x 19' 7" (maximum) (4.06m x 5.97m)

Having window to front elevation, radiator, coved cornice, ceiling light point with ornamental ceiling rose, additional wall mounted lighting, TV aerial point, living flame bottled gas coal effect fire with fitted inset and hearth and display surround.

DINING ROOM

11' 5" x 11' 4" (3.48m x 3.45m)

Having wood effect laminate flooring, window to side elevation, radiator, coved cornice, ceiling light point.

A deceptively spacious, large detached chalet style property with larger than average detached garage. Accommodation comprises an entrance hall, lounge, dining room, sun room, breakfast kitchen, utility room, ground floor bathroom and ground floor cloakroom. The four good sized bedrooms are arranged over two floors, with bedroom one benefitting from an en-suite shower room. Further benefits include a driveway, front and rear gardens, uPVC double glazing and oil fired central heating.



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SUN ROOM

10' 10" x 7' 2" (3.30m x 2.18m)

Having dual aspect windows, sliding front entrance door, tiled floor, feature exposed brickwork, wall mounted lighting.

BREAKFAST KITCHEN

12' 6" (maximum) x 11' 4" (maximum) (3.81m x 3.45m)

Having roll edge works surfaces with tiled splashbacks and inset one and a half bowl sink and drainer with mixer tap, range of wood front base level storage units, drawer units and matching eye level wall units, integrated fridge freezer, space for Range cooker with wall mounted illuminated fume extractor above, radiator, window to side elevation, coved cornice, ceiling recessed lighting, tiled floor.

UTILITY ROOM

11' 3" (maximum) x 5' 9" (maximum) (3.43m x 1.75m)

Having tiled floor, counter top, plumbing for washing machine, space for tumble dryer, window to side elevation, radiator, coved cornice, ceiling light point, obscure glazed rear entrance door, floor mounted oil central heating boiler.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin, WC, tiled floor, extractor fan, coved cornice, ceiling light point, obscure glazed window to rear elevation.

BEDROOM ONE (GROUND FLOOR)

11' 3" x 12' 8" (maximum) (3.43m x 3.86m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, wood effect laminate flooring, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted electric shower within, pedestal wash hand basin, WC, fully tiled walls, coved cornice, ceiling light point, extractor fan, electric shaver point, radiator, obscure glazed window.



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BEDROOM FOUR (GROUND FLOOR)

9' 4" x 8' 7" (2.84m x 2.62m)

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

BATHROOM (GROUND FLOOR)

Being fitted with a three piece suite comprising panelled bath with mixer tap and hand held shower attachment, WC, pedestal wash hand basin with mixer tap, fully tiled walls, radiator, obscure glazed window to side elevation, extractor fan, coved cornice, ceiling light point.

FIRST FLOOR LANDING

Having ceiling light point.

BEDROOM TWO

15' 11" (maximum into window) x 11' 4" (4.85m x 3.45m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in storage space with additional access into eaves.

BEDROOM THREE

12' 2" x 15' 11" (maximum into window) (3.71m x 4.85m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in storage.

EXTERIOR

The property is approached over a driveway which provides ample off road parking and hardstanding for numerous vehicles, extends to the left hand side of the property and gives vehicular access to the garage. The front garden is predominantly laid to lawn, with plant and shrub borders and low level fencing to the front boundary.

GARAGE

18' 3" (internal measurement) x 12' 5" (internal measurement) (5.56m x 3.78m)

A larger than average detached garage, of brick and tile construction and having up and over door, personnel door, served by power and lighting.

REAR GARDEN

Being laid to lawn with raised flower and shrub borders and served by external power and lighting.

SERVICES

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

REFERENCE

13062025/255556280/BIS



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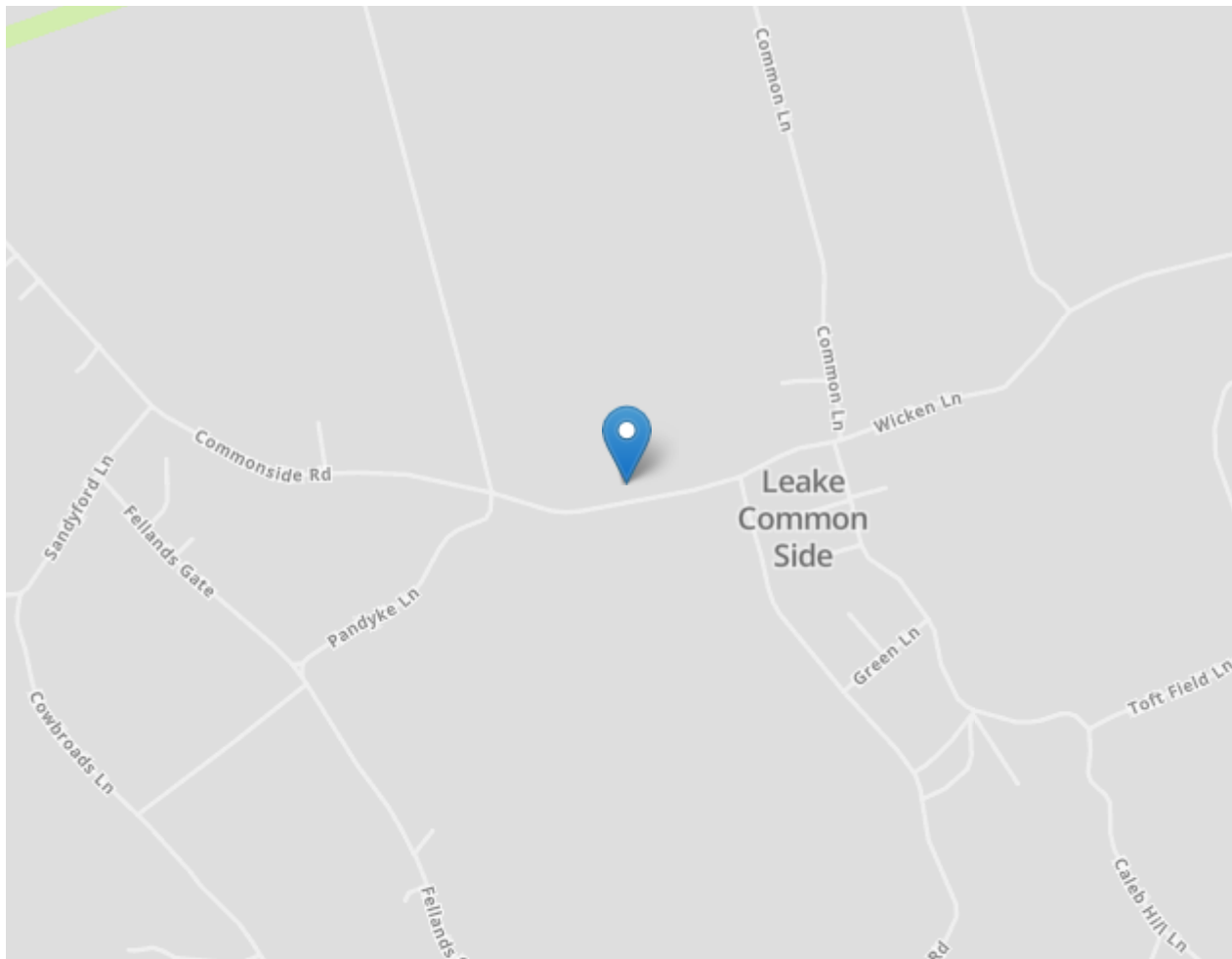
AGENT'S NOTES

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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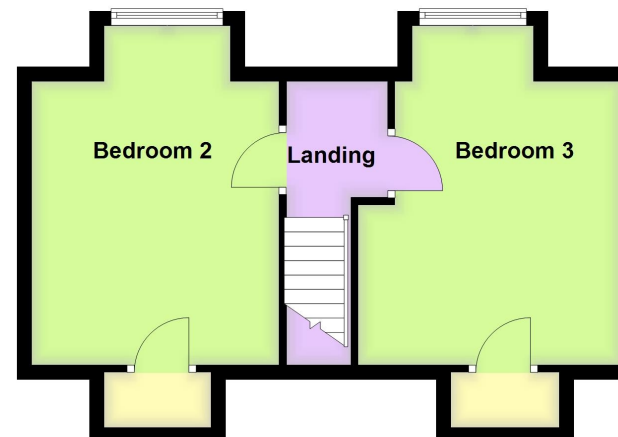
Ground Floor

Approx. 109.0 sq. metres (1173.1 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Total area: approx. 146.9 sq. metres (1580.8 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		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	