



£379,950

Portess, Shorts Corner, Frithville, Boston, Lincolnshire PE22 7EA

SHARMAN BURGESS

**Portess, Shorts Corner, Frithville, Boston,
Lincolnshire PE22 7EA
£379,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having glazed front entrance door, door to study, access through to inner hall.

STUDY

8' 7" x 7' 2" (2.62m x 2.18m)

Having window, radiator, ceiling light point, built-in desk space.

INNER HALL

Having ceiling light point, door to further inner lobby area with staircase leading off.

An ideal opportunity to purchase a property with large, extremely well presented south facing gardens nearing 1/3 of an Acre (s.t.s). The property itself is well presented throughout and the accommodation comprises an entrance lobby and inner hall, ground floor shower room, lounge, dining room, study, kitchen, utility room and a breakfast room. To the first floor arranged off a landing are four bedrooms and a family bathroom. Further benefits include oil central heating, beautifully presented grounds and an array of sheds, workshop and garages and a property that can only be fully appreciate upon internal inspection.



SHARMAN BURGESS

GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted electric shower within and bi-fold shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, Karndean flooring, ceiling light point, obscure glazed window, heated towel rail.

LOUNGE

15' 6" (maximum into bay window) x 14' 9" (maximum)
(4.72m x 4.50m)

Having dual aspect windows including feature bay window enjoying fantastic views over the garden, TV aerial point, coved cornice, radiator, ceiling light point, feature fitted log burner with stone hearth and matching surround with display mantle.

DINING ROOM

15' 9" (maximum into French doors) x 11' 0" (maximum)
(4.80m x 3.35m)

Having French doors leading to the garden with windows to either side, two radiators, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

KITCHEN

12' 0" x 11' 3" (3.66m x 3.43m)

A well appointed fitted kitchen comprising roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units including glazed display cabinets, integrated waist height double oven and grill, four ring electric hob with extractor hood above, fitted dishwasher, integrated fridge freezer, ceiling recessed lighting, window, open plan through to: -

BREAKFAST AREA

16' 1" x 10' 7" (4.90m x 3.23m)

Having fitted units matching that of the kitchen, roll edge work surface, base units, wall units and glazed display cabinets, dual aspect windows again enjoying views over the garden, radiator, coved cornice, ceiling light point, inset recessed lighting above wall mounted positioning for TV with TV aerial point.

UTILITY ROOM

Having counter top, stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, wall mounted storage cupboards, tiled floor, coved cornice, ceiling light point, wall mounted coat hooks, obscure glazed entrance door.

FIRST FLOOR LANDING

Having ceiling light point, Velux window.



**SHARMAN
BURGESS** Est 1996



BEDROOM ONE

12' 5" (maximum) x 14' 8" (maximum including built-in wardrobes) (3.78m x 4.47m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, additional wall light point, built-in wardrobes to the majority of one wall with hanging rails and shelving within.

BEDROOM TWO

12' 6" (maximum) x 11' 0" (maximum) (3.81m x 3.35m)

Having window, radiator, coved cornice, ceiling light point.

BEDROOM THREE

11' 9" x 8' 9" (3.58m x 2.67m)

Having window, radiator, coved cornice, ceiling light point.

BEDROOM FOUR

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

Having window, radiator, coved cornice, ceiling light point, built-in storage cupboard with shelving within.

FAMILY BATHROOM

Being fitted with a three piece suite comprising tiled panelled bath with mixer tap, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, radiator, fully tiled walls, ceiling mounted lighting, obscure glazed window, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

The property sits on a large plot approaching 1/3 of an Acre (s.t.s). Initially the property benefits from a good sized driveway which provides ample off road parking. On the site are a variety of outbuildings offering a number of uses comprising: -



**SHARMAN
BURGESS** Est 1996

GARAGE WORKSHOP

23' 3" (maximum) x 22' 6" (maximum) (7.09m x 6.86m)

Having sliding personnel door and double sliding doors allowing vehicular access. The garage benefits from a concrete base and is served by power and lighting. Within the garage is a:-

CANTEEN KITCHEN

7' 2" x 10' 5" (2.18m x 3.17m)

Served by power and lighting, having counter top, base and eye level storage units, stainless steel sink and drainer.

Also within the garage is a cloakroom, lockable store and an:-

INTERNAL STORE

7' 2" x 7' 9" (2.18m x 2.36m)

With lighting within.

CLOAKROOM

Being fitted with a two piece suite comprising WC, wash hand basin, wall mounted water, ceiling light point.

INTERNAL LOCKABLE STORE

11' 8" x 6' 7" (3.56m x 2.01m)

Having lighting within.

CORRUGATED GARAGE

20' 7" (approximate floor space) x 8' 7" (approximate floor space) (6.27m x 2.62m)
(Measurements exclude a long narrow section suitable for storage).

Having double doors, concrete floor, personnel door.

The property benefits from a secondary driveway which provides further off road parking and hardstanding.

FURTHER WORKSHOP/STORE

15' 0" x 13' 3" (4.57m x 4.04m)

Having concrete floor and lighting within.

ADJOINING STORE

13' 3" x 8' 0" (4.04m x 2.44m)

Having light within.



COMPOUND AREA

Enclosed by a mixture of fencing and hedging and providing further storage, with timber shed housed within.

GARAGE

23' 7" x 15' 9" (7.19m x 4.80m)

Of brick and pantile construction. Having double doors, power and lighting, personnel door leading to the garden.

ADJOINING WOOD STORE

With light point within.

BIKE STORE

12' 6" x 7' 7" (3.81m x 2.31m)

Having window, personnel door, served by light and power.

ADJOINING TOOL STORE

DOMESTIC GARDENS

An undoubted feature of the this property is not just the size of the plot and associated outbuildings, but the fantastic south facing gardens, which have been designed and well maintained by the current vendors. Within the garden is a :-

GARDEN ROOM

Of brick, glazed and timber construction with polycarbonate roof. This fantastic T-shaped garden room comprises a tiled floor, served by power and lighting and has a mature grapevine growing within.

Within the garden are sections of shaped lawns with well stocked beds and borders containing a variety of flowering plants and shrubs and interspersed with a number of trees. There is a sheltered seating Pergola with trellis work to three sides and climbing plants, a sunken pond with aquatic plants and pump and an archway leading through to the rear section of the garden which is again laid predominantly to lawn and benefits from plants, shrubs and trees. To the left hand side of the garden is a fruit and vegetable patch and to the right hand side is a shed and timber store. The garden is fully enclosed by a mixture of fencing and hedging and the grounds are served by external power, tap and lighting.

SERVICES

Mains electricity and water are connected to the property. Drainage is to a septic tank. The property is served by oil fired central heating.





REFERENCE
18042024/26192633/POR



**SHARMAN
BURGESS** Est 1996

Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

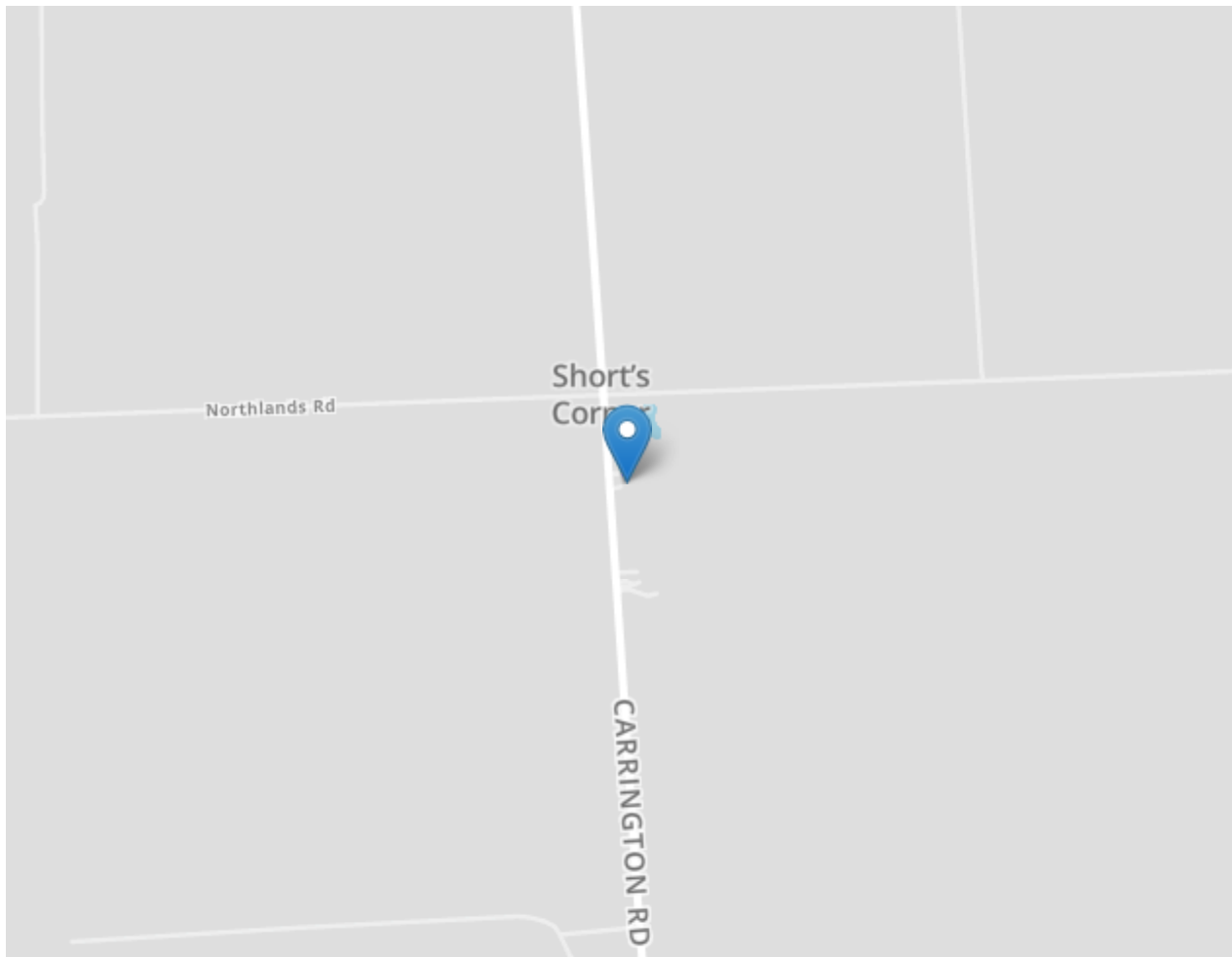
AGENT'S NOTES

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.

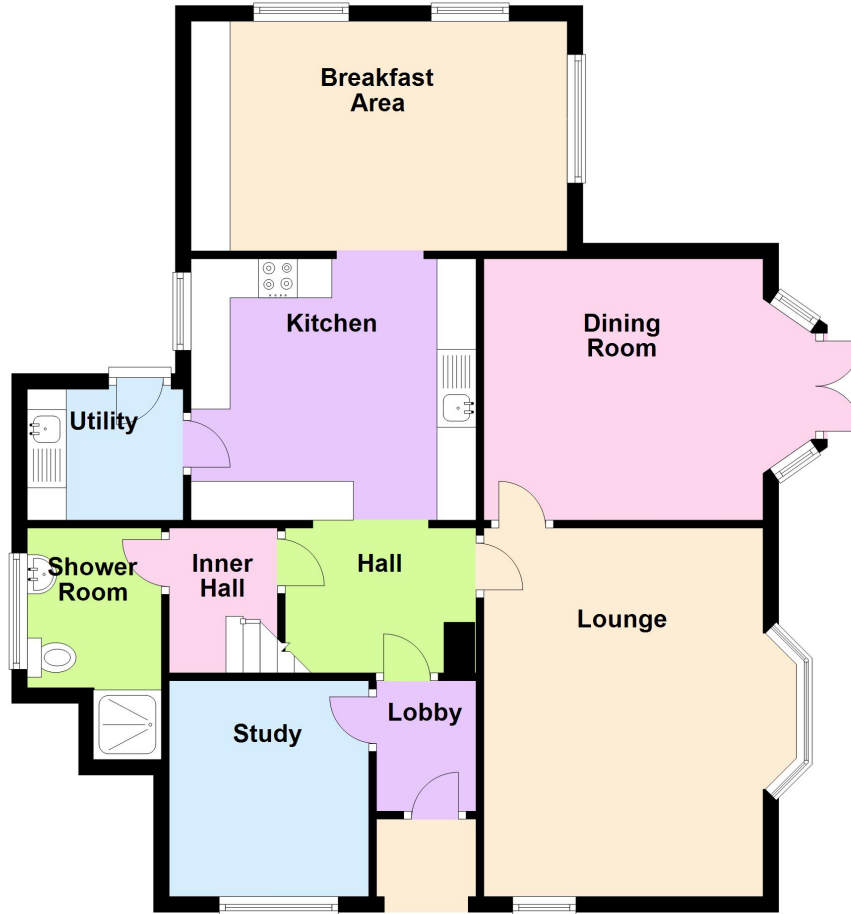
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

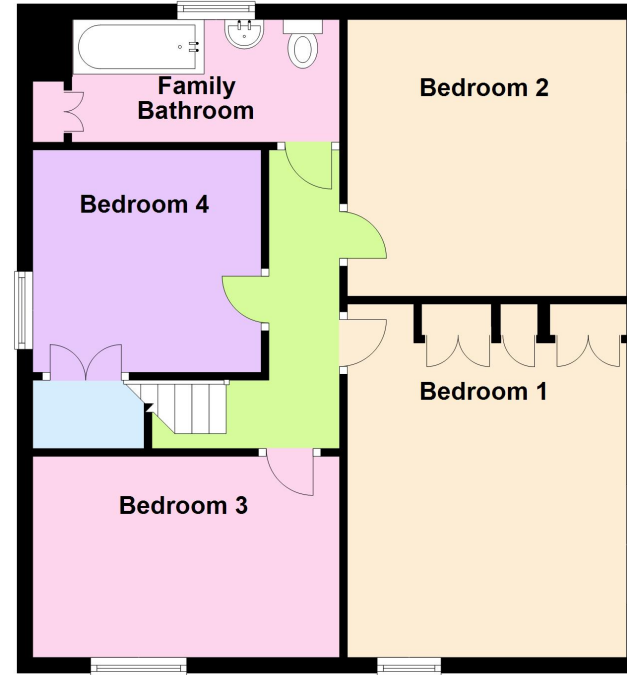
Ground Floor

Approx. 85.0 sq. metres (915.0 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.4 sq. feet)



Total area: approx. 147.3 sq. metres (1585.4 sq. feet)



t: 01205 361161
 e: sales@sharmanburgess.com
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC