



£550,000

The Homeland, Main Road, New Bolingbroke, Boston, Lincolnshire PE22 7LN

SHARMAN BURGESS

**The Homeland, Main Road, New Bolingbroke,
Boston, Lincolnshire PE22 7LN
£550,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door with obscure glazed windows to either side and above, staircase leading off, radiator, coved cornice, ceiling light point.

SITTING ROOM

14' 6" (maximum into bay window) x 13' 0" (maximum including chimney breast) (4.42m x 3.96m)

Having feature bay window to front elevation, TV aerial point, radiator, coved cornice, ceiling light point, feature fireplace with stone hearth and display surround and fitted log burner.



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LOUNGE

18' 4" (maximum into bay window) x 13' 0" (maximum including chimney breast) (5.59m x 3.96m)

Having feature bay window to front elevation, additional windows to side elevation, radiator, coved cornice, ceiling light point, TV aerial point, log burner with stone hearth and display surround and mantle above.

OPEN PLAN KITCHEN DINER

21' 4" x 13' 3" (6.50m x 4.04m)

Having roll edge work surfaces with tiled splashbacks, inset ceramic one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units including glazed display cabinets, space for twin height fridge freezer, plumbing for dishwasher, plumbing for automatic washing machine. Stoves range cooker with double oven, grill, warming drawer and five ring induction hob with illuminated stainless steel fume extractor hood above. Tiled floor, coved cornice, ceiling recessed lighting, radiator, windows to side elevation, French doors leading to the garden, door to: -

REAR ENTRANCE LOBBY

With obscure glazed entrance door leading to the garden, coved cornice, ceiling light point, tiled floor.

GROUND FLOOR CLOAKROOM

Being fitted with a wash hand basin with tiled splashback, push button WC, tiled floor, obscure glazed window to side elevation, coved cornice, ceiling light point.



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UTILITY ROOM

Having counter top with ceramic sink and drainer with mixer tap, base level storage units, matching eye level wall units, window to rear elevation, tiled floor, coved cornice, ceiling light point, plumbing for automatic washing machine, space for condensing tumble dryer, fitted built-in store cupboard, wall mounted coat hooks.

FIRST FLOOR LANDING

Having coved cornice, two ceiling light points, window to rear elevation, access to loft space.

BEDROOM ONE

12' 7" (maximum) x 10' 5" (maximum) (3.84m x 3.17m)

Having window to front elevation, radiator, coved cornice, ceiling light point. Door to: -

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle with wall mounted electric shower and tiling within and bi-fold shower screen, ceiling mounted lighting, extractor fan, obscure glazed window, coved cornice.

BEDROOM TWO

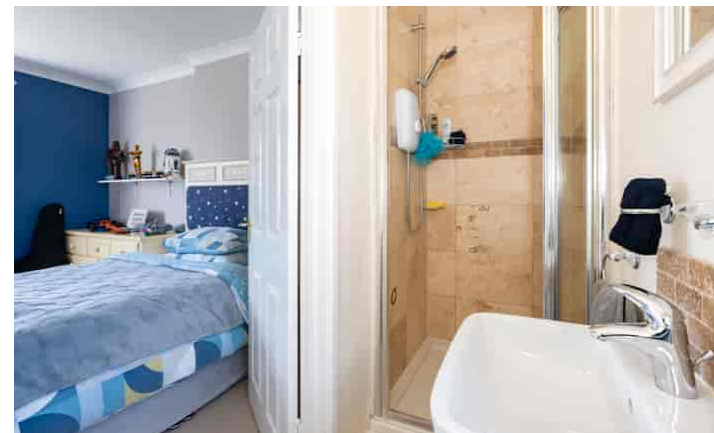
13' 0" (maximum into recess) x 12' 0" (3.96m x 3.66m)

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

BEDROOM THREE

13' 3" x 13' 0" (maximum into recess) (4.04m x 3.96m)

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





BEDROOM FOUR

10' 6" (maximum into recess) x 8' 9" (3.20m x 2.67m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, P shaped bath with mixer tap with hand held shower attachment and fitted shower screen, tiled floor, fully tiled walls, ceiling light point, extractor fan, radiator, two obscure glazed windows, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

The property is situated on a large plot of approximately 4.6 Acres (s.t.s) and is approached over a large gravelled driveway. The remainder of the driveway is accessed via double metal gates and extends to the right hand side of the property providing further off road parking and hardstanding. The driveway is served by outside tap and lighting. To the immediate rear of the property is the external Grants oil central heating boiler.

FRONT GARDEN

Being predominantly laid to two sections of lawn with flower and shrub borders, with pathway leading to the property.

SIDE GARDEN

Being initially laid to a paved patio seating area, leading to the remainder which is laid to lawn. The garden is fully enclosed by fencing and served by outside light.



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GARAGE

18' 9" x 11' 3" (5.71m x 3.43m)

Having double doors, served by power and lighting.

STABLE BLOCK

Of timber construction and comprising 7 miniature stables, each measuring approximately 12' 0" x 8' 0" (3.66m x 2.44m) and 1 larger stable.

FORMER STABLE BOCK

58' 1" x 13' 5" (17.70m x 4.09m)

Having three stable style doors, served by power and lighting, additional double doors leading to a turn out area. In the Agents opinion this building offers great potential for alteration or conversion to holiday lets or annexing to the main property, subject to gaining any necessary planning permissions or consents for the relevant local authority.

FENCED TURN OUT AREA

Accessed via double doors from the former stable block.

PADDOCK LAND

The property benefits from a range of established level paddock land with boundaries defined by a mixture of fencing and hedging.

SERVICES

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

REFERENCE

24022025/28760873/RIL



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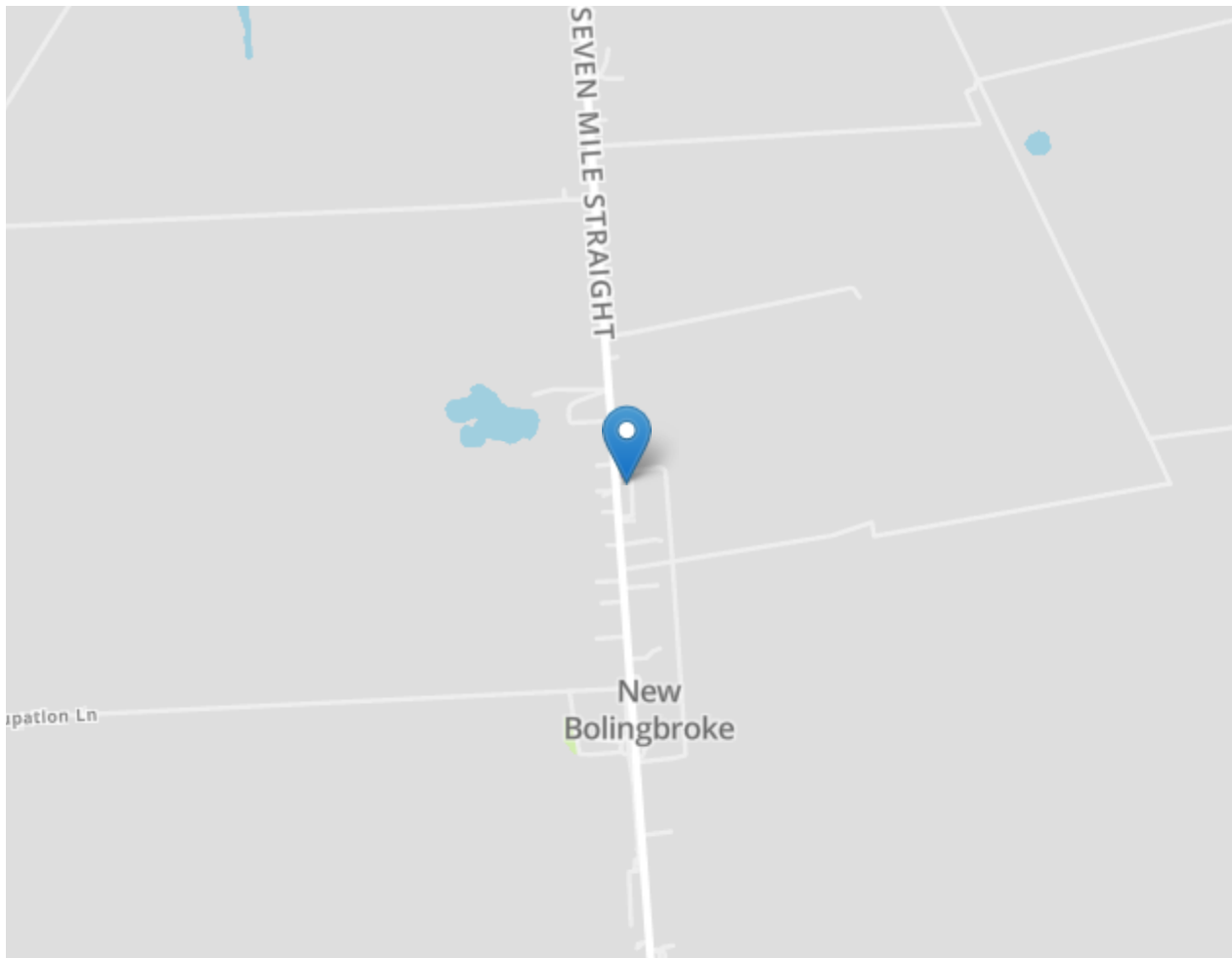
AGENT'S NOTES

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.

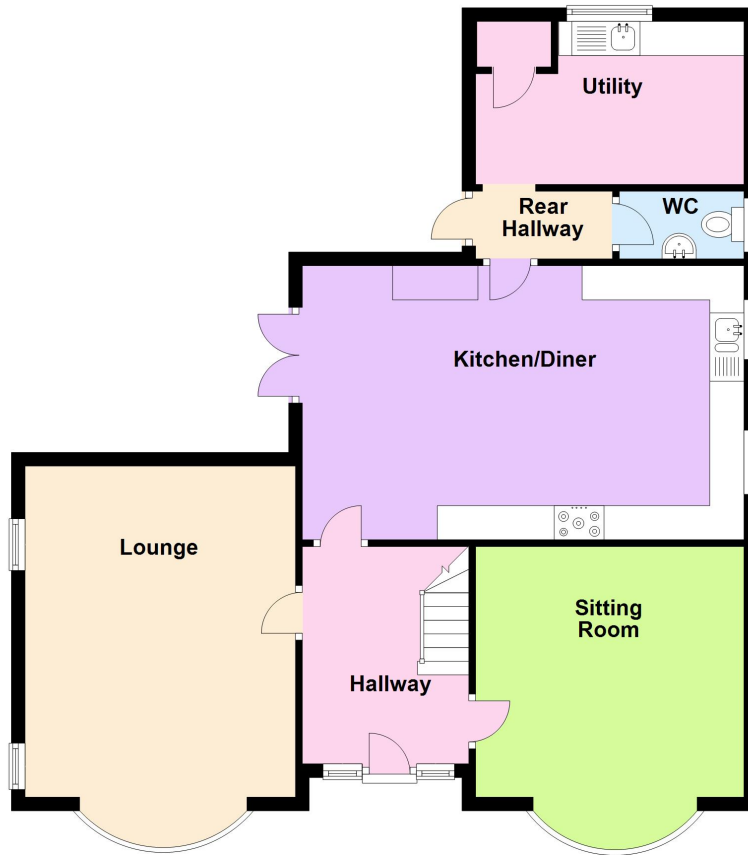
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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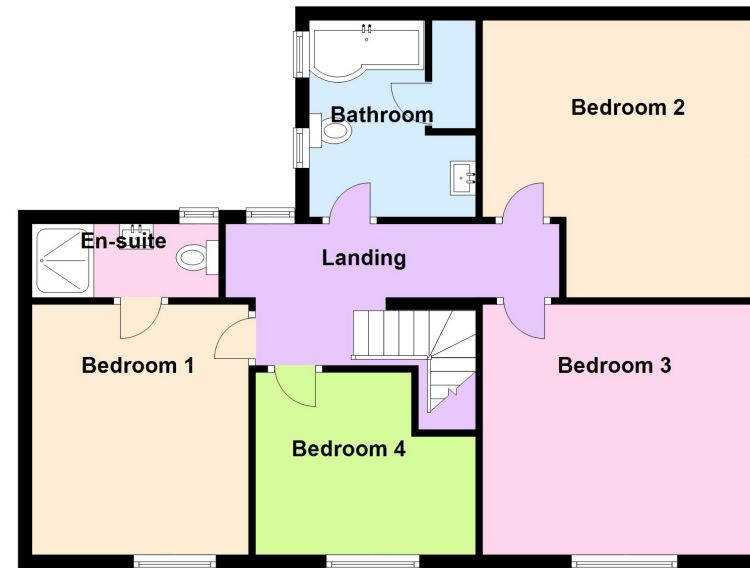
Ground Floor

Approx. 83.6 sq. metres (899.4 sq. feet)



First Floor

Approx. 70.9 sq. metres (762.8 sq. feet)



Total area: approx. 154.4 sq. metres (1662.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		