



£399,950

Lindum House, Main Road, Langrick, Boston, Lincolnshire PE22 7AJ

SHARMAN BURGESS

**Lindum House, Main Road, Langrick, Boston,
Lincolnshire PE22 7AJ
£399,950 Freehold**

ACCOMMODATION

With partially obscure glazed front entrance door leading into an entrance hall.

ENTRANCE HALL

11'0" (maximum measurement) x 9'4" (3.35m x 2.84m)

With wood effect laminate flooring, radiator, ceiling light point, door to ground floor cloakroom.

GROUND FLOOR CLOAKROOM

With a two piece suite comprising a WC, wash hand basin with tiled splashback, radiator, ceiling light point, extractor fan, continuation of the wood effect laminate flooring.

Situated in a village location, this fantastic detached family home has accommodation comprising an entrance hall, lounge with log burner and bi-fold doors, play room/sitting room, open plan kitchen diner, utility room and ground floor cloakroom. To the first floor are four well proportioned bedrooms with en-suite to bedroom one and a family bathroom. The property benefits from a detached garage building that not only provides garage space but also a ground floor office, WC and stairs to the first floor which leads to a small storage area and a large room providing a variety of potential uses such as games room or cinema room. Further benefits include a good sized driveway, gardens to both the front and rear and oil central heating.



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LOUNGE

17' 7" x 12' 9" (maximum measurement including chimney breast)
(5.36m x 3.89m)

Having a feature fireplace with fitted multi fuel burner with exposed brickwork to chimney breast and hearth and timber mantle. The room benefits from Oak flooring, bi-fold doors leading to the rear patio, window to front aspect, radiator, ceiling light point, TV aerial point and wiring for satellite TV.

SITTING ROOM/PLAY ROOM

13' 6" (maximum measurement including chimney breast) x 11' 0"
(4.11m x 3.35m)

With window to front aspect, radiator, ceiling light point, TV aerial point.

OPEN PLAN KITCHEN DINER

17' 2" x 16' 7" (5.23m x 5.05m) (both maximum measurements and include staircase)

The dining area benefits from wood effect laminate flooring, radiator, ceiling light point, stairs rising to first floor, open plan through to the Kitchen Area which comprises counter tops, inset one and a half bowl ceramic sink with mixer tap, range of base level storage units, drawer units and matching eye level wall units and eye level corner display shelving, integrated five ring LPG gas hob with illuminated stainless steel extractor, plumbing for dishwasher space for standard height fridge or freezer, additional breakfast bar with radiator beneath providing further seating area, slate tiled floor, ceiling recessed lighting, dual aspect windows to the side and rear of the property, door leading to the patio.



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UTILITY ROOM

11'0" x 9'0" (3.35m x 2.74m)

Having roll edge work surfaces with tiled splashbacks and inset stainless steel sink and drainer with mixer tap, base level storage unit, matching eye level wall units, plumbing for automatic washing machine, space for tumble dryer, space for twin height fridge freezer, floor mounted Worcester oil central heating boiler, slate tiled floor, ceiling light point, window, wall mounted electric consumer unit, radiator, rear entrance door.

FIRST FLOOR LANDING

With stairs rising from dining area, access to roof space, ceiling light point.

BEDROOM ONE

12'9" x 12'5" (3.89m x 3.78m)

With dual aspect windows to the front and side of the property, radiator, ceiling recessed lighting, additional wall mounted lights, walk-in wardrobe with hanging rails within.

EN-SUITE SHOWER ROOM

Having been refitted and comprising a WC with concealed cistern, wash hand basin with storage beneath and mixer tap, shower cubicle with wall mounted Mira digital shower with hand held attachment within, rooflight window, ceiling recessed lighting, extractor fan, heated towel rail.

BEDROOM TWO

11'0" x 11'0" (3.35m x 3.35m) (both maximum measurements and include chimney breast)

With window to front aspect, radiator, ceiling light point.

BEDROOM THREE

8'9" x 11'0" (2.67m x 3.35m)

With dual aspect windows, radiator, ceiling light point.



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BEDROOM FOUR

7' 7" x 12' 0" (2.31m x 3.66m) (both maximum measurements)

With window to front aspect, radiator, ceiling light point.

BATHROOM

9' 0" (maximum measurement) x 9' 0" (2.74m x 2.74m)

With wash hand basin with vanity unit beneath and mixer tap, WC, cast iron bath with mixer tap and hand held shower attachment within and fitted shower screen, tiled splashbacks, window to rear aspect, ceiling light point, heated towel rail, linen cupboard.

EXTERIOR

The property is approached by a private driveway which served just three properties and has double five bar gated access leading to the property's own driveway which is laid to gravel and provides off road parking and hardstanding for numerous vehicles and also provides vehicular access to the detached garage building. The front gardens are predominantly laid to lawn, with hedging to the boundaries and are served by outside lighting. Gated access leads to the rear garden.

GARAGE

20' 10" (maximum measurement including staircase) x 19' 4" (6.35m x 5.89m)

With electric up and over door, served by power and lighting, door to Office. Stairs rising to the first floor comprising: -

STORAGE AREA

9' 10" x 13' 0" (3.00m x 3.96m) (with reduced head height)

With rooflight window, door leading to: -



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ADDITIONAL ROOM

17'6" x 12'10" (5.33m x 3.91m) (with reduced head height)

With two roof light windows, provision in place for power, lighting and TV aerial cabling. In the Agents opinion this room benefits from a variety of potential uses including games room or cinema room, with the whole building in fact potentially offering itself in the future for conversion into Annexe accommodation subject to gaining the necessary planning permissions and consents from the relevant local authorities.

OFFICE

15'5" x 5'9" (4.70m x 1.75m)

With window to rear, door leading to the exterior, wall mounted electric radiator, ceiling recessed lighting, door to WC.

WC

With WC and ceiling recessed lighting.

REAR GARDEN

The property benefits from well presented rear gardens which initially comprises a paved patio seating area leading to the remainder which is predominantly laid to lawn. Within the garden is a raised decked additional seating area with pergola above with established wisteria and a timber storage shed. With the grounds is a section which the current vendors use as a chicken coup. The garden is fully enclosed with a mixture of mature fencing and hedging and is served by an external tap and lighting. The garden also houses the oil tank and a log store.

SERVICES

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

REFERENCE

27092022/HUT



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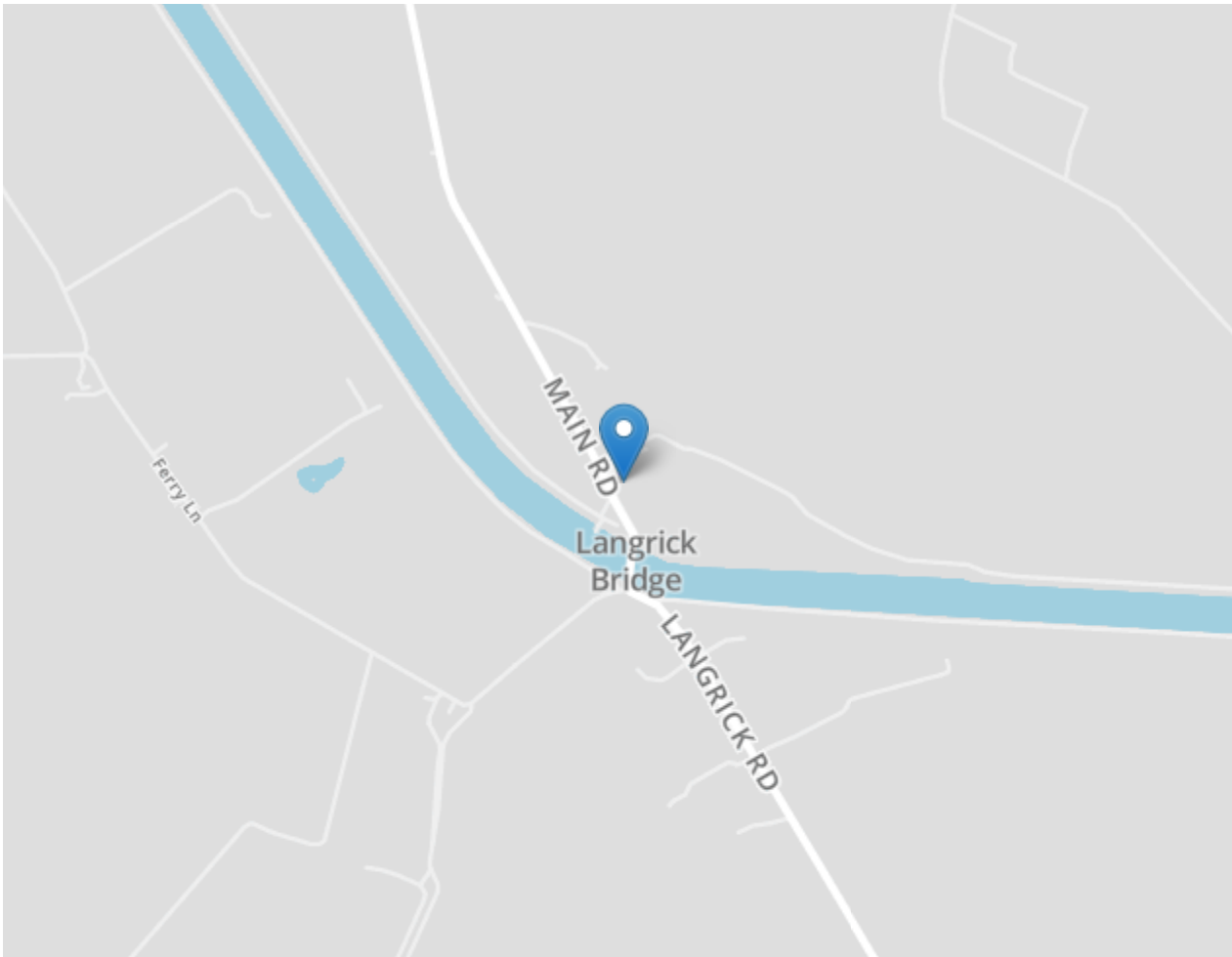
AGENT'S NOTES

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.

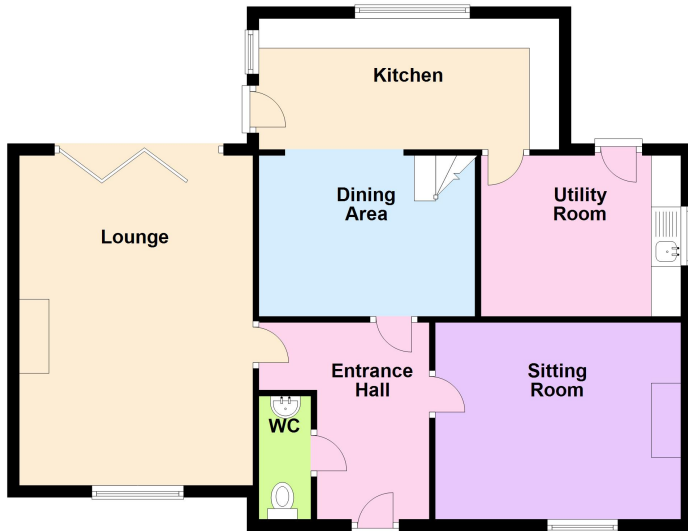
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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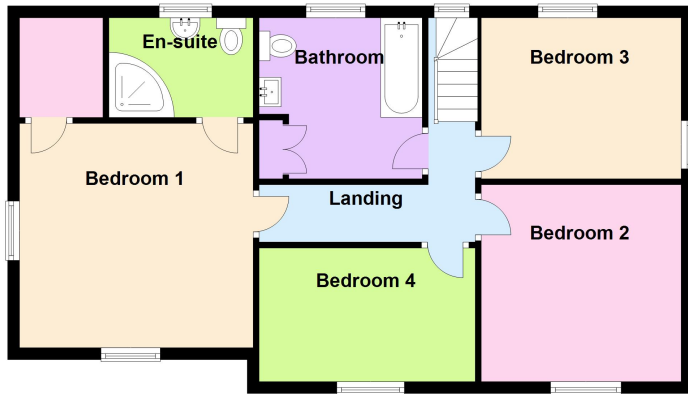
Ground Floor

Approx. 77.2 sq. metres (830.8 sq. feet)



First Floor

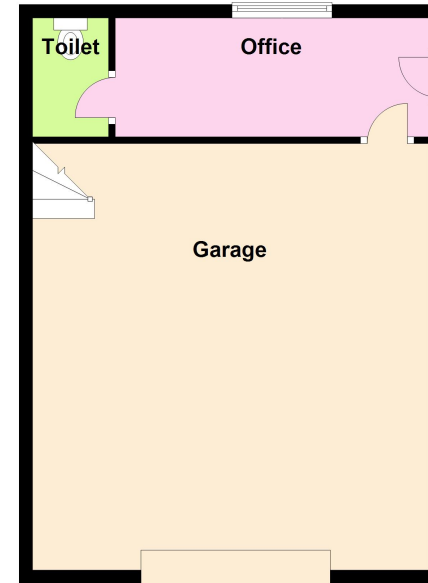
Approx. 66.1 sq. metres (711.6 sq. feet)



Total area: approx. 143.3 sq. metres (1542.4 sq. feet)

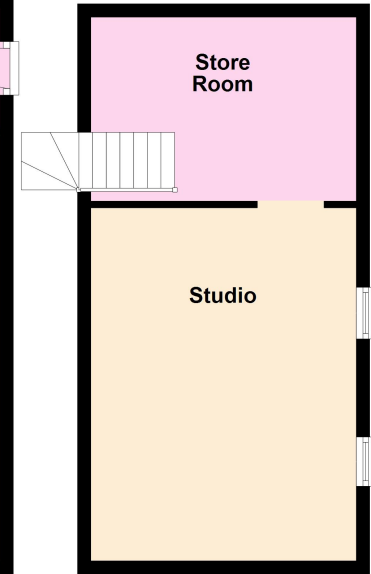
Ground Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 81.0 sq. metres (872.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			