



£395,000

The Old Chequers, Mill Lane, Wrangle, Boston, Lincolnshire PE22 9HG

SHARMAN BURGESS

**The Old Chequers, Mill Lane, Wrangle,
Boston, Lincolnshire PE22 9HG
£395,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

With partially glazed front entrance door, two windows to either side, tiled flooring, radiator, ceiling light point.

LOUNGE

27' 8" (maximum including chimney breast) x 11' 4" (8.43m x 3.45m)

Having dual aspect windows, two radiators, ceiling mounted lighting, tiled flooring, TV aerial point, wiring for satellite TV, door to rear garden, wall mounted air conditioning unit with warming function, feature fireplace with exposed brickwork chimney breast with timber mantle, tiled hearth and inset multi fuel stove.

With a plot size of approximately 0.8 Acres (s.t.s), situated in a semi-rural location, is this large detached family property offering flexible living accommodation. Accommodation comprises an entrance porch, large lounge with multi fuel stove, kitchen, sitting room, separate office/additional reception room, utility room and ground floor cloakroom. To the first floor are three bedrooms and a generously sized modern family bathroom. Bedroom One also benefits from a walk-in dressing area and an en-suite shower room. The grounds that surround the property consist of a large gravelled driveway, wildlife areas, lawned areas and a section planted with fruit trees. The property enjoys open views and also has the benefits of a timber workshop served by power and lighting. The property is served by oil fired central heating.



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KITCHEN

19' 9" (maximum) x 8' 9" (maximum) (6.02m x 2.67m)
Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, integrated double oven and grill, four ring induction hob with fume extractor above, space for twin height fridge freezer, plumbing for dishwasher, dual aspect windows, tiled flooring, ceiling mounted lighting, radiator, walk-in pantry with wall mounted shelving within and tiled floor.

INNER HALLWAY

With stairs rising to first floor, under stairs storage cupboard, tiled flooring, coved cornice, wall mounted lighting, radiator, window to rear aspect.

SITTING ROOM

14' 2" (maximum) x 13' 8" (maximum including chimney breast) (4.32m x 4.17m)
Having dual aspect windows, radiator, coved cornice, ceiling light point with ornamental ceiling rose, multi fuel stove with tiled hearth, cast iron surround and display mantle.

OFFICE/RECEPTION ROOM

14' 2" (maximum) x 11' 0" (maximum) (4.32m x 3.35m)
Having window to rear aspect, coved cornice, ceiling light point, ornamental ceiling rose, radiator, ornamental fireplace with fitted inset and hearth and display surround.



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GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with mixer tap and WC. Tiled flooring, heated towel rail, coved cornice, ceiling light point, obscure glazed window.

UTILITY ROOM

11' 3" x 7' 2" (3.43m x 2.18m)

Having roll edge work surfaces, stainless steel sink and drainer, base level storage units, plumbing for automatic washing machine, space for fridge or freezer, window to front aspect, side entrance door, tiled flooring, coved cornice, ceiling light point, floor mounted Grant oil central heating boiler.

FIRST FLOOR LANDING

With window to front aspect, coved cornice, access to roof space, wall light point.

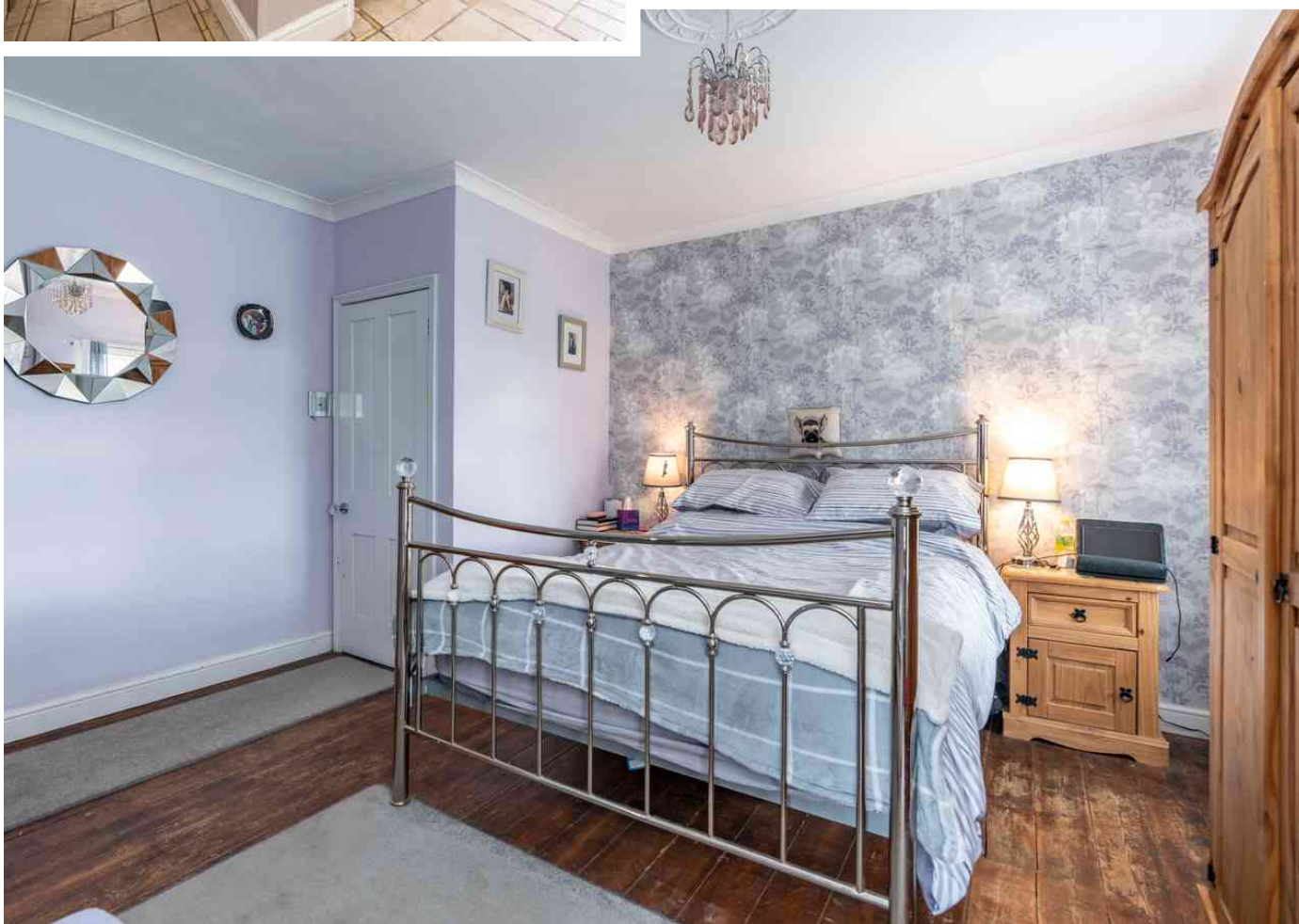
BEDROOM ONE

14' 2" (maximum) x 14' 0" (maximum) (4.32m x 4.27m)

Having two windows to rear aspect, radiator, exposed wooden floor, coved cornice, ceiling light point with ornamental ceiling rose, wall mounted air conditioning unit with warming function, walk-in dressing area with coved cornice, ceiling light point and window to side aspect.

EN-SUITE SHOWER ROOM

Being fitted with a three piece comprising a shower cubicle with wall mounted electric shower within and fitted shower screen, push button WC, wash hand basin with mixer tap and vanity unit beneath. Tiled flooring, fully tiled walls, ceiling recessed lighting, extractor fan, heated towel rail.



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BEDROOM TWO

11' 8" (maximum) x 10' 9" (maximum) (3.56m x 3.28m)
Having window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

10' 7" (maximum) x 8' 9" (maximum) (3.23m x 2.67m)
Having window to side aspect, radiator, ceiling light point.

BATHROOM

18' 0" (maximum into entrance area) x 6' 10" (with reduced head height) (5.49m x 2.08m)

This large well appointed bathroom is fitted with a wash hand basin with mixer tap and vanity unit beneath, free standing bath with free standing mixer tap with hand held shower attachment, WC with concealed cistern. Built-in storage to the majority of one wall, radiator, obscure glazed window, two ceiling light points, decorative tiled flooring, fully tiled walls, airing cupboard housing the hot water cylinder.



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EXTERIOR

The property is accessed over a private driveway through wrought iron double gates leading to a large gravelled parking area providing ample off parking and hardstanding for numerous vehicles. The property sits on a plot of approximately 0.8 Acres (s.t.s) and enjoys open and expansive views over farmland. Within the grounds, which surround the property itself, are large sections of lawn with mature flower and shrub borders. To one section of garden is a variety of fruit trees and a further section which has been set aside as a wildlife habitat by the current vendors'. To one corner is a sunken pond with a range of aquatic plants. To the immediate rear of the property is a sheltered paved seating area providing entertaining space. The property also benefits from a: -

TIMBER GARAGE/WORKSHOP

With double doors to front aspect, personnel door to side aspect, served by power and lighting within.

The gardens are fully enclosed with fencing and served by outside tap and lighting. Within the grounds is the oil tank and a 6ft x 8ft (approx) greenhouse which is to be included within the sale.

SERVICES

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

REFERENCE

24012024/26124191/WOO



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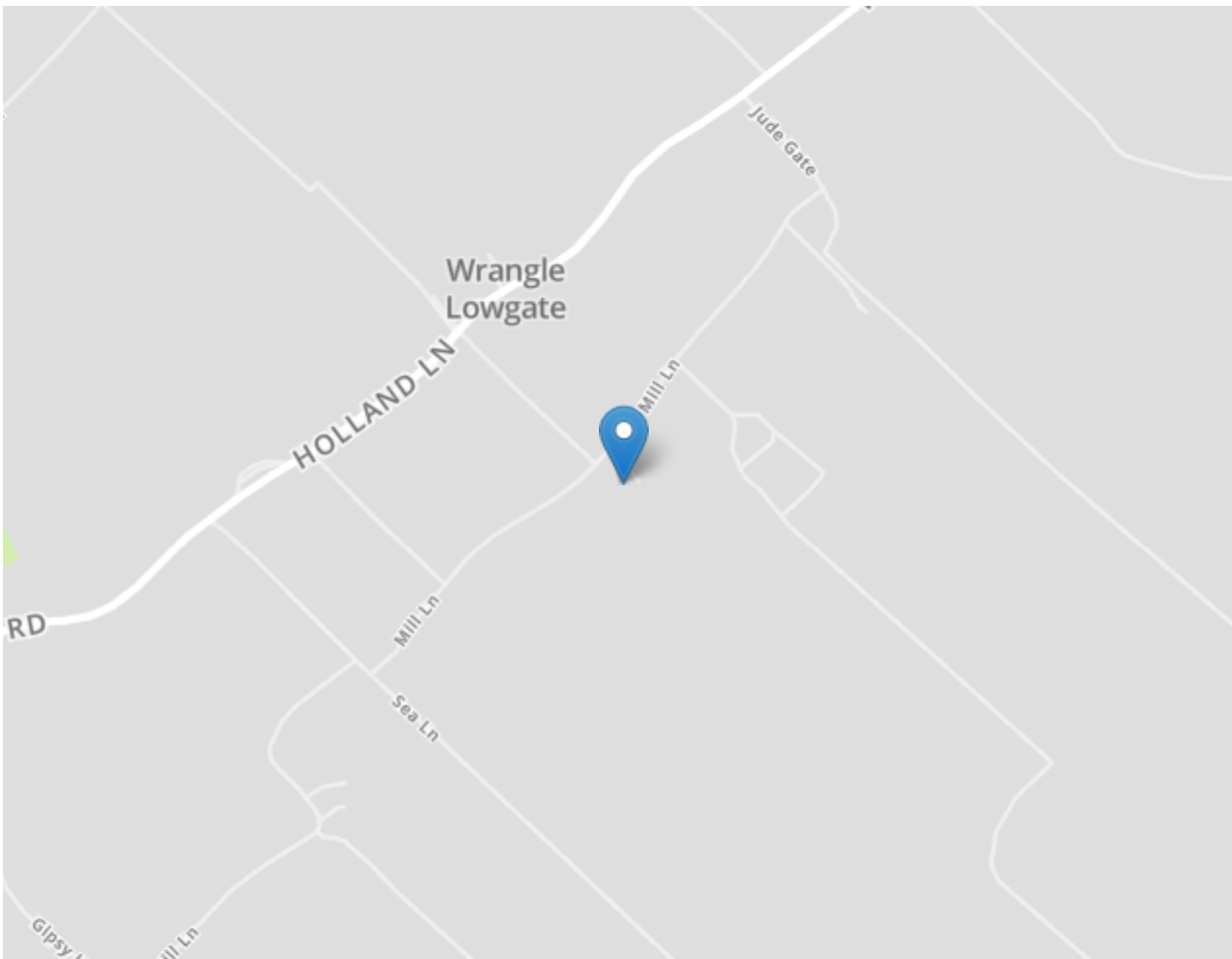
AGENT'S NOTES

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.

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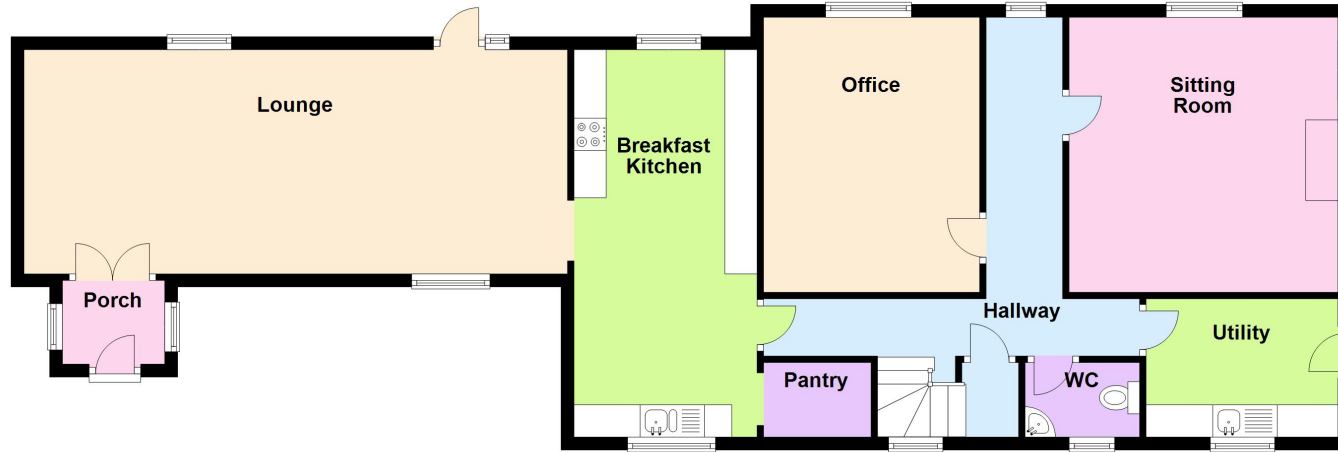
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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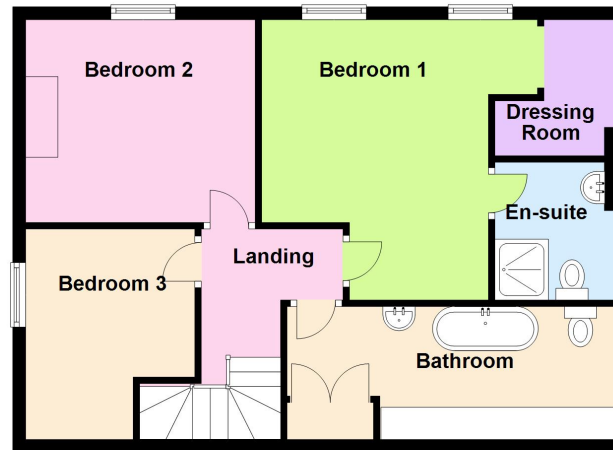
Ground Floor

Approx. 107.5 sq. metres (1157.6 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.7 sq. feet)



Total area: approx. 167.3 sq. metres (1800.3 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 | 39 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | | EU Directive 2002/91/EC |