



£229,950

Paws Cottage, 1 Canister Lane, Frithville Boston PE22 7HQ

SHARMAN BURGESS

**Paws Cottage, 1 Canister Lane,
FrithvilleBoston PE22 7HQ
£229,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, ceiling light point, door to: -

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, bath with mixer tap and wall mounted mains fed shower and fitted shower screen, radiator, ceiling recessed lighting, obscure glazed window to front elevation, access to loft space, heated towel rail.

Situated on a plot size of approximately 0.25 Acres (s.t.s) of amazing gardens, is this semi-detached property with well presented accommodation throughout comprising entrance hall, ground floor bathroom, lounge with fitted log burner, kitchen, conservatory enjoying views over the garden and three bedrooms to the first floor. Further benefits include LPG central heating, double garage, owned solar panels providing reduced cost electricity and the aforementioned gardens which extend to the rear and provide a real feature to this property.



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LOUNGE

16' 1" (maximum) x 11' 11" (maximum including chimney breast) (4.90m x 3.63m)

Having window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point, feature fireplace with decorative tiled hearth and matching surround with fitted log burner set within and display mantle above.

UNDER STAIRS STORAGE CUPBOARD

Having window to side elevation, radiator, ceiling light point, wall mounted Baxi LPG central heating boiler.

KITCHEN

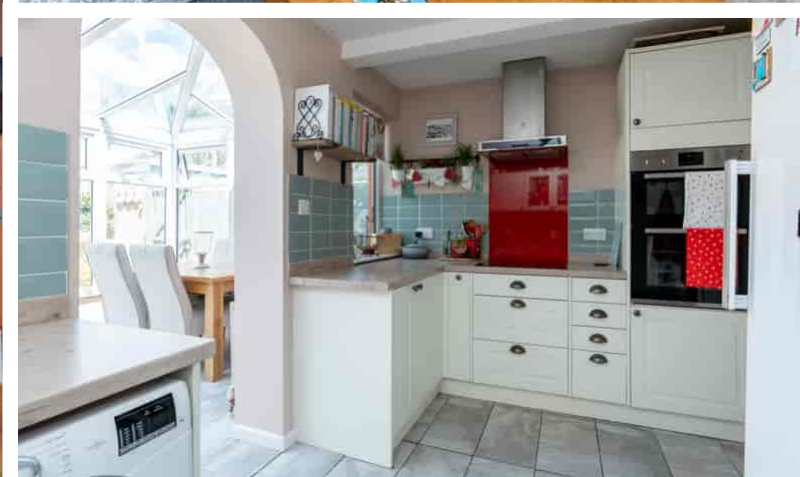
15' 0" x 7' 10" (maximum) (4.57m x 2.39m)

Having a well appointed fitted kitchen comprising counter tops with matching upstands and additional tiled splashbacks above, one and a half bowl inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, kickboard LED lighting, integrated dishwasher, integrated four ring induction hob with glass splashback and illuminated stainless steel fume extractor above, integrated waist height double oven and grill, plumbing for automatic washing machine, space for twin height fridge freezer, tiled floor, ceiling light point, two windows to rear elevation, archway through to: -

CONSERVATORY

14' 9" x 9' 5" (4.50m x 2.87m)

Of brick and uPVC double glazed construction with glazed roof. Having tiled flooring, radiator, French doors leading to the garden.



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FIRST FLOOR LANDING

Having window to side elevation, radiator, ceiling light point, access to loft space.

BEDROOM ONE

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

Having window to front elevation, radiator, ceiling light point, ornamental fireplace with decorative tiled surround, built-in over stairs storage cupboard.

BEDROOM TWO

12' 11" x 8' 6" (maximum including chimney breast) (3.94m x 2.59m)

Having window to rear, radiator, ceiling recessed lighting.

BEDROOM THREE

9' 7" x 6' 2" (2.92m x 1.88m)

Having window to rear elevation, radiator, ceiling light point.

EXTERIOR

The property occupies a plot size of approximately 0.25 Acres (s.t.s) and is accessed over a gravelled driveway which provides ample off road parking and hardstanding for numerous vehicles. There is a lawned front garden with privet hedging to the front boundary. The driveway continues to the right hand side of the property to a further area of concrete hardstanding which gives vehicular access to the: -

DOUBLE GARAGE

20' 0" x 16' 9" (6.10m x 5.11m)

Of concrete sectional construction with two up and over doors. Served by power and lighting, door to garden.



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REAR GARDENS

An undoubted feature of this property are the large well tended gardens that extend to the rear, initially comprising a paved patio seating area flanked on either side by well stocked beds and borders. A trellis archway leads to an additional section of lawn housing a sunken pond with aquatic plants, paved seating and pergola providing additional sheltered seating. A block paved pathway continues down the garden to further sections of lawn, again with well stocked beds and borders to either side. Picket fencing leads an additional section with further hardstanding. Further lawned areas continue to the rear, interspersed with a variety of trees, plants and shrubs, leading to a composting area and a selection of young fruit trees. The gardens are enclosed to the majority with hedging and provide a wonderful feature to this property.

SERVICES

Mains electricity, water and drainage are connected. The property is served by LPG central heating. There are owned solar panels situated on the garage roof that provide reduced cost electricity and benefits from a 'feed in' tariff providing a quarterly payment.

REFERENCE

01072025/29224702/LEA



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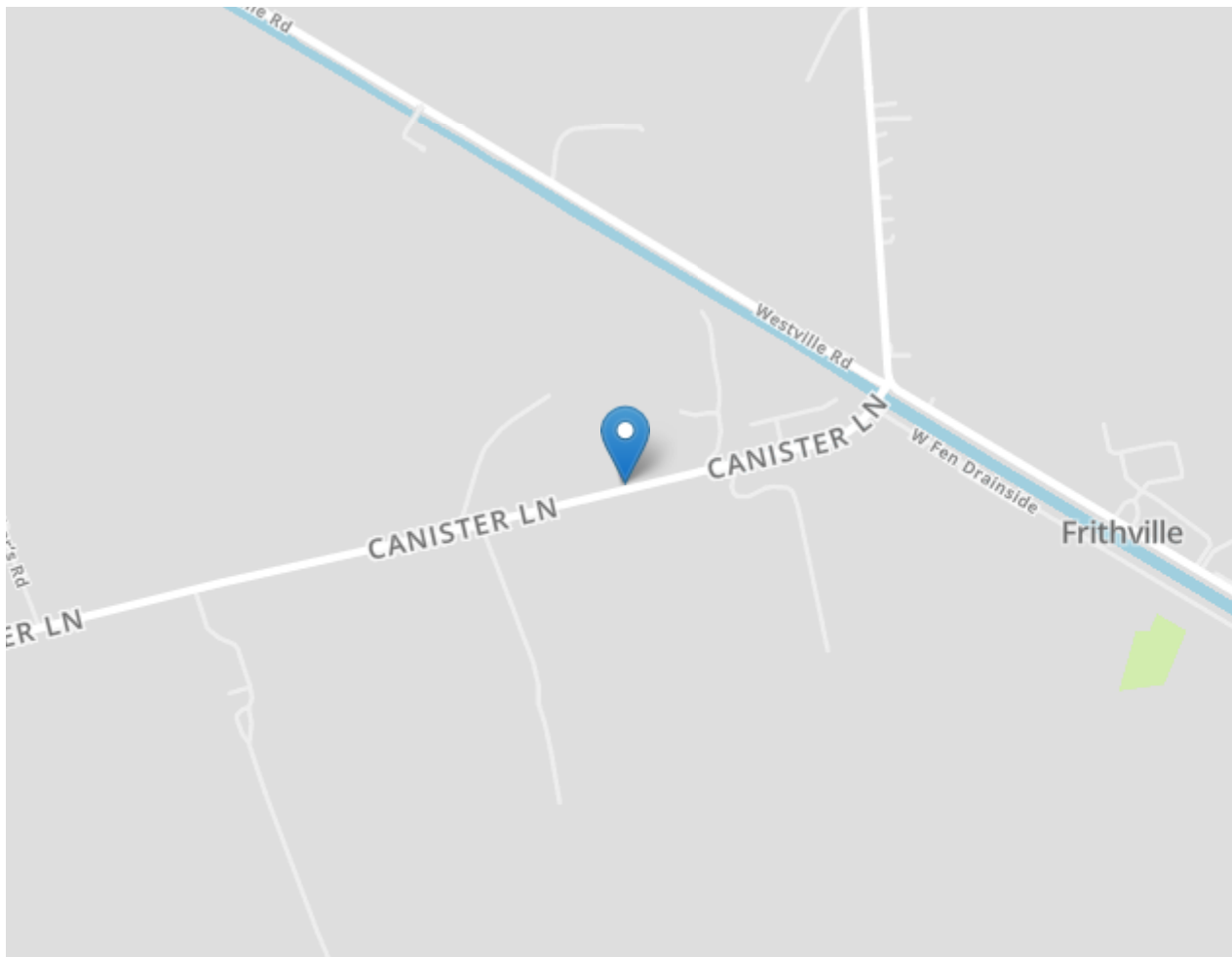
AGENT'S NOTES

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.

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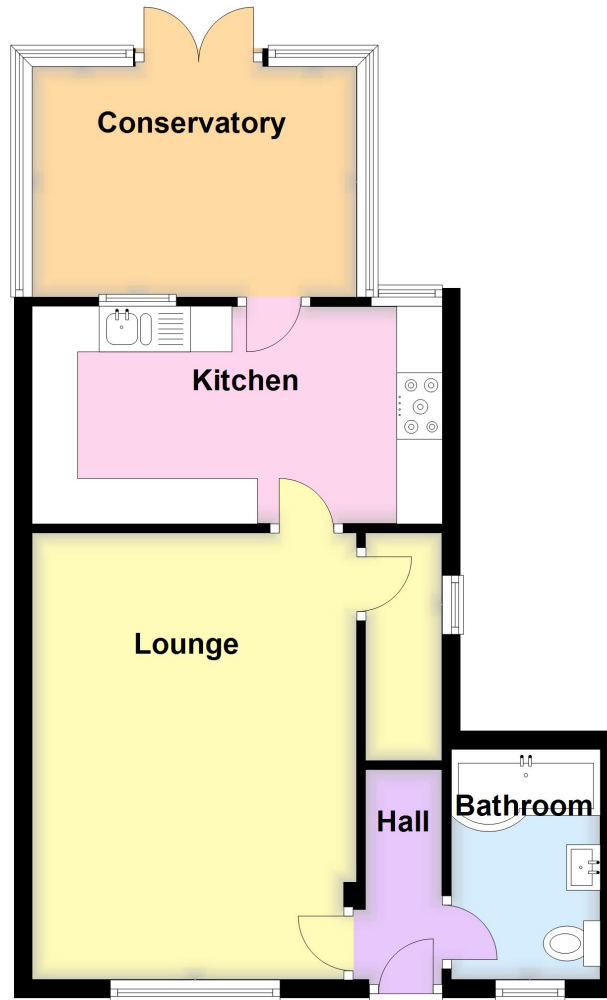
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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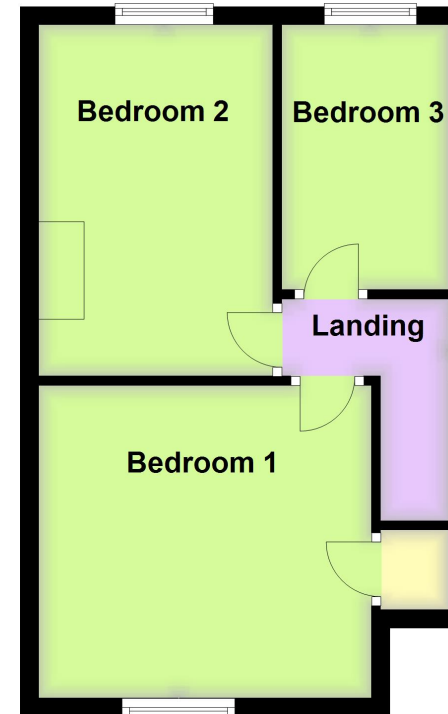
Ground Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 79.4 sq. metres (854.3 sq. feet)

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