



£329,500

Cherry Blossom House, Puttock Gate, Fosdyke, Boston, Lincolnshire PE20 2BX

SHARMAN BURGESS

**Cherry Blossom House, Puttock Gate,
Fosdyke, Boston, Lincolnshire PE20 2BX
£329,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, decorative tiled flooring, picture rail, ceiling light point, access to roof space, radiator, wall mounted electric fuse box.

SNUG/OFFICE

9' 10" (maximum including entrance area) x 11' 0" (maximum including chimney breast) (3.00m x 3.35m)

Having feature decorative tiled flooring, picture rail, ceiling light point, window to rear aspect, fitted Horse Flame cast iron log burner with hearth, exposed brickwork surround and display mantle.

A highly impressive characterful detached bungalow situated in grounds of approximately 0.24 Acres (s.t.s) with the added benefit of planning permission for the erection of a three bedroomed detached cottage within its grounds. The bungalow has been improved and renovated by the current vendors to provide a wealth of character features. Accommodation comprises a large open plan living space with sitting, dining and kitchen areas within, there is a utility room, snug/office with log burner, family bathroom and three independent bedrooms, two of which have three piece en-suite shower rooms. Further benefits include a driveway providing off road parking, oil central heating, uPVC double glazing and fantastic gardens situated to the front, side and rear of the property.



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UTILITY ROOM

11' 0" (maximum including entrance area) x 6' 7" (maximum) (3.35m x 2.01m)

Having counter top with tiled splashbacks, plumbing for automatic washing machine, tiled flooring, radiator, ceiling light point, built-in storage cupboard, wall mounted central heating thermostat.

FAMILY BATHROOM

6' 9" (maximum) x 6' 2" (maximum) (2.06m x 1.88m)

Having WC with concealed cistern, wash hand basin with mixer tap and vanity unit, panelled bath with mixer tap and hand held shower attachment and tiled splashback, tiled flooring, radiator, ceiling light point, window to rear aspect, access to roof space.

LARGE OPEN PLAN LIVING ROOM

18' 8" (maximum) x 17' 3" (maximum) (5.69m x 5.26m)

Incorporating sitting, dining and kitchen area. Having tiled flooring throughout, two radiators, polycarbonate roof, wall mounted lighting. The well appointed kitchen area comprises counter tops with inset ceramic sink and drainer with mixer tap, extensive range of base level storage units, drawer units and larder style units, space for American style fridge freezer, Kenwood electric and LPG range with five burner hob (to be included within the sale) with stainless steel splashback and illuminated fume extractor, exposed brickwork decorative wall, double doors leading to the garden.

BEDROOM ONE

9' 10" (maximum) x 11' 0" (maximum including chimney breast) (3.00m x 3.35m)

Having window to front aspect, radiator, ceiling light point, ornamental fireplace, bi-fold door to: -



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wall mounted wash hand basin with tiled splashback, shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, tiled flooring, radiator, ceiling light point.

BEDROOM TWO

10' 7" (maximum) x 10' 0" (maximum) (3.23m x 3.05m)

With window to side aspect, radiator, picture rail, ceiling light point, ornamental fireplace, bi-fold door to:-

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wall mounted wash hand basin with tiled splashback, shower cubicle with wall mounted mains fed shower and hand held shower attachment and tiling within and bi-fold shower screen, tiled flooring, radiator, ceiling light point.

BEDROOM THREE

10' 0" (maximum) x 11' 0" (maximum) (3.05m x 3.35m)

Having window to front aspect, radiator, picture rail, ceiling light point, ornamental fireplace.

EXTERIOR

The property benefits from a plot size of approximately 0.24 Acres (s.t.s) with the grounds sitting to the front, side and rear of the property. The property is approached via gated access over a gravelled driveway which provides ample off road parking and hardstanding. There are large sections of lawns with mature flower and shrub borders with a selection of trees set within. There is a hardstanding seating area with low level wall and a pergola above and a further paved seating area. The gardens are served by an outside tap and lighting and also house a former chicken shed which now provides storage. The garden also houses the external floor mounted Warmflow oil central heating boiler and the concealed oil tank.

AGENTS NOTE

Prospective purchasers should be aware that as well as the bungalow, within its grounds there is a building plot which has full planning permission (Ref B//23/0046) for the construction of a three bedroomed detached cottage. Further information is available from the Boston Borough Council website. The planning application was approved on 19th July 2023.

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

12062024/27768708/HOW



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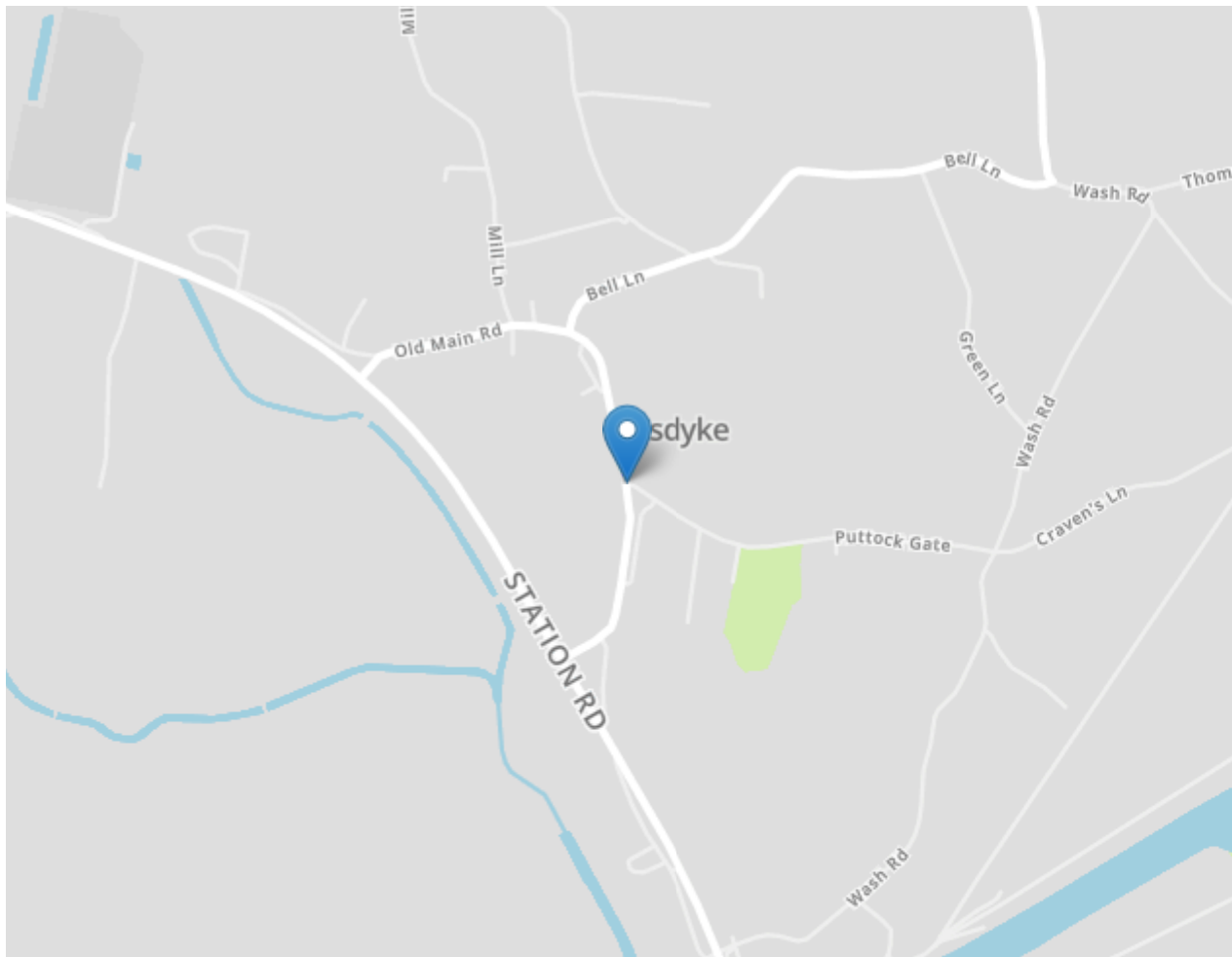
AGENT'S NOTES

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. 92.4 sq. metres (994.4 sq. feet)



Total area: approx. 92.4 sq. metres (994.4 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC