



**£310,000**

10 & 12 Leagate Road, Gipsey Bridge, Boston, Lincolnshire PE22 7BU

**SHARMAN BURGESS**

**10 & 12 Leagate Road, Gipsey Bridge, Boston,  
Lincolnshire PE22 7BU  
£310,000 Freehold**

A fantastic opportunity to purchase an interesting mixed use property comprising a 4 bedroomed detached Chalet Bungalow with attached former village store and large double garage/workshop all on a plot size approaching 1/3 of an Acre (s.t.s). The property offers a wide range of potential uses (s.t.p.p). Accommodation comprises an entrance hall, kitchen, lounge diner, inner hall, ground floor cloakroom, utility room, 4 bedrooms arranged over two floor and a family bathroom. The former store is accessible from the main property. The garage/workshop also benefits from two additional rooms above. Further benefits include gardens to the front, side and rear and ample off road parking. The property is offered for sale with NO ONWARD CHAIN.

**ACCOMMODATION**

**ENTRANCE HALL**

25' 9" x 5' 10" (7.85m x 1.78m)

Having front entrance door, windows to front elevation, radiator, ceiling mounted strip light.



**INNER LOBBY**

With doors leading to the former store and: -

**UTILITY ROOM**

10' 0" x 10' 5" (3.05m x 3.17m)

Having window to rear elevation, wall mounted wash hand basin, plumbing for washing machine, ceiling light point, window to rear elevation, radiator, door to: -



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## REAR ENTRANCE LOBBY

With double doors leading to the garden.

## KITCHEN DINER

13' 7" (maximum) x 11' 11" (maximum) (4.14m x 3.63m)  
Having roll edge work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units with glazed display cabinet, tiled floor, radiator, ceiling light point, door to inner hall, obscure glazed sliding doors through to: -

## LOUNGE DINER

19' 11" (maximum) x 15' 11" (maximum) (6.07m x 4.85m)  
Having dual aspect windows, two radiators, coved cornice, two ceiling light points, open fireplace with decorative tiled inset and hearth and display surround, TV aerial point.

## INNER HALL

Accessed from the entrance hall, kitchen diner and lounge diner. Having window to side elevation, radiator, two ceiling light points, staircase rising to first floor, built-in boiler cupboard housing the floor mounted Firebird oil central heating boiler, built-in linen cupboard with slatted linen shelving within.

## GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin, WC, obscure glazed window to side elevation, ceiling light point.



### GROUND FLOOR BEDROOM FOUR

9' 5" x 9' 4" (2.87m x 2.84m)

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



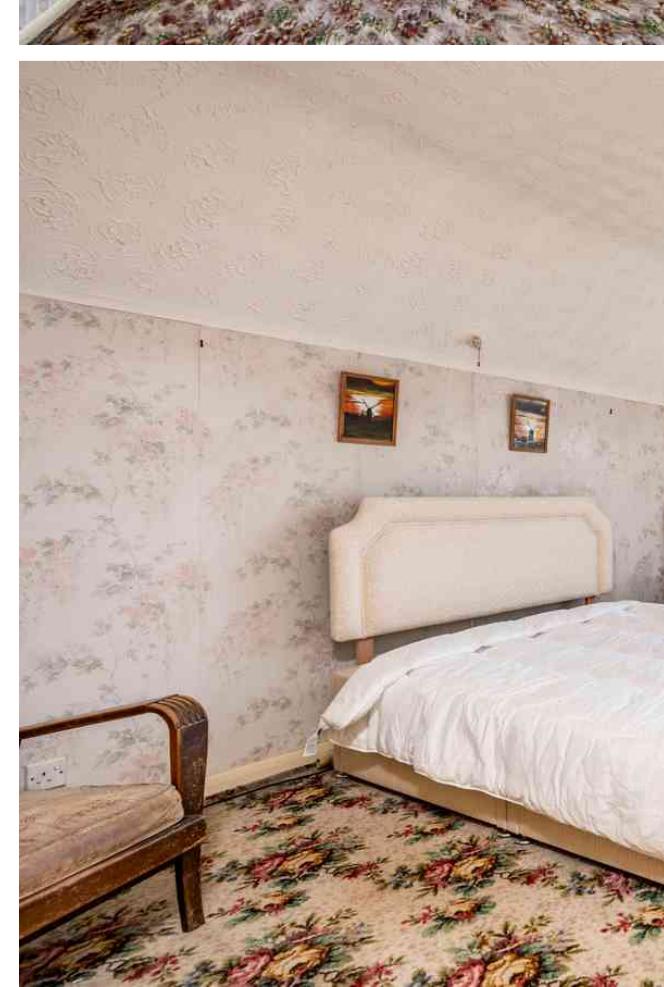
### FIRST FLOOR LANDING

With staircase rising from inner hall.

### BEDROOM ONE

16' 4" (maximum) x 14' 6" (maximum) (4.98m x 4.42m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobe with hanging rail within.



### BEDROOM TWO

12' 0" (maximum) x 10' 10" (maximum) (3.66m x 3.30m)

Having window to side elevation, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail and shelving within.

### BEDROOM THREE

10' 0" (maximum) x 11' 8" (maximum) (3.05m x 3.56m)

Having window to rear elevation, radiator, ceiling light point, access to loft, built-in wardrobe with hanging rail and shelving within, built-in linen cupboard.

### BATHROOM

8' 7" x 5' 11" (2.62m x 1.80m)

Having WC, cast iron bath, pedestal wash hand basin, walls tiled to approximately half height, radiator, obscure glazed window to side elevation, ceiling light point.



#### FORMER STORE

25' 7" (total maximum measurement at widest point) x 21' 7" (total maximum measurement at widest point) (7.80m x 6.58m)  
Having previously been a convenience store serving the village of Gipsey Bridge, the shop is access via a front entrance door, with windows to either side. Having a fitted counter, served by power and lighting, two radiators, additional window to rear elevation.

#### EXTERIOR

The property sits on a plot size approaching 1/3 of an Acre (s.t.s) and is approached over a dropped kerb leading to a large parking area providing hardstanding for off road parking as well as vehicular access to: -

#### GARAGE/WORKSHOP

26' 5" x 20' 8" (8.05m x 6.30m)  
Having double doors and an additional up and over door, served by ceiling mounted strip light. Staircase leading to two first floor rooms comprising: -

#### ROOM ONE

12' 7" (maximum into recess) x 11' 10" (3.84m x 3.61m)  
Having window and wall light point.

#### ROOM TWO

11' 0" (maximum) x 12' 0" (3.35m x 3.66m)  
Having window and wall light point.

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Est 1996

#### GARDENS

The property benefits from gardens to the front, side and rear comprising various sections of lawn, plant and shrub borders, a range of established trees and two sunken ponds. The boundaries are denoted by a mixture of wall and fencing. The gardens are served by external tap and lighting.

#### AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

Prospective purchasers should be aware that the property is of mixed use (residential and commercial) and should check with their broker/lender should mortgage finance be required.

#### SERVICES

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

#### REFERENCE

27032025/28841712/CLA



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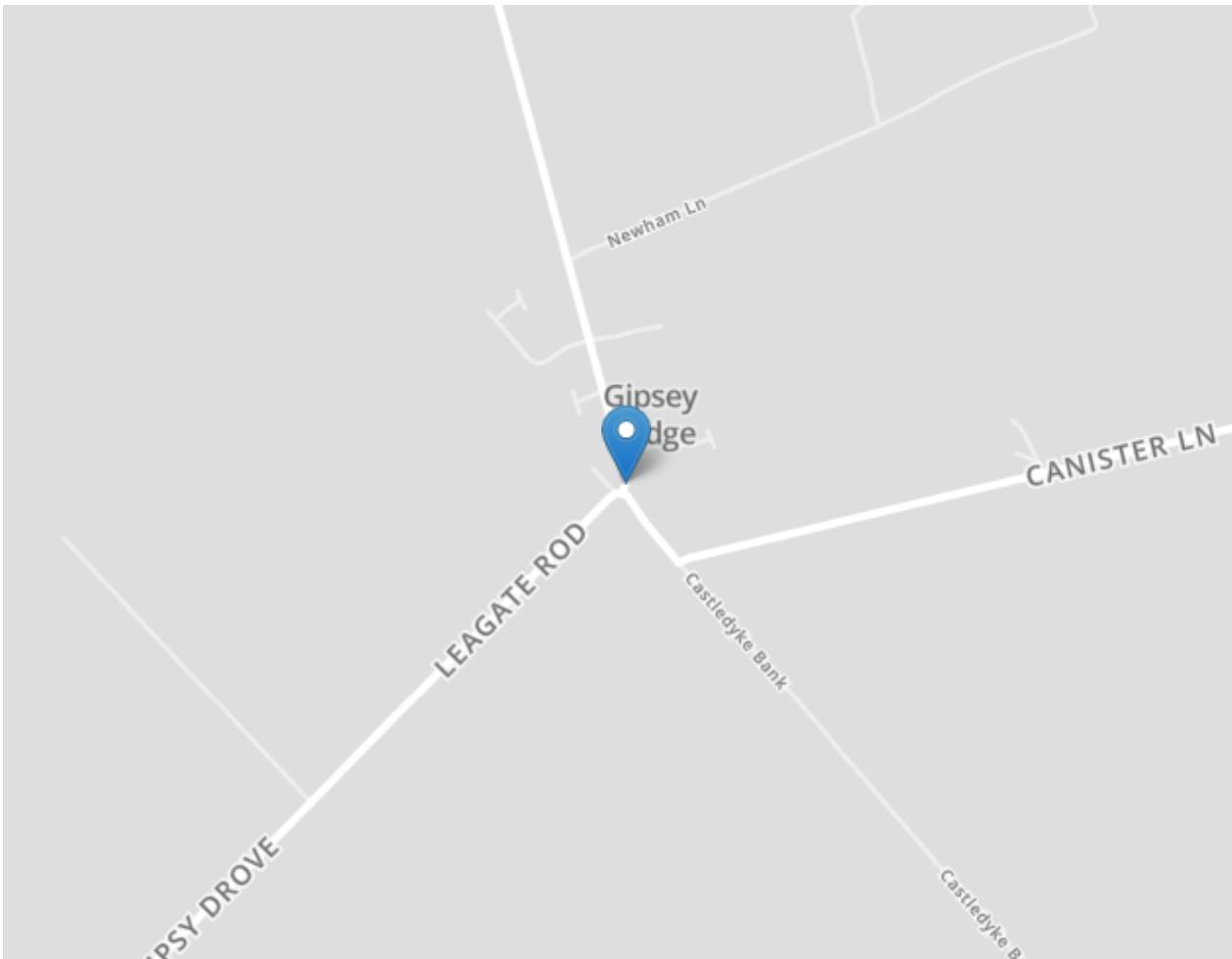
#### AGENT'S NOTES

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.



**SHARMAN BURGESS**



Total area: approx. 283.4 sq. metres (3050.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<span style="background-color: #2e7131; color: white; padding: 2px 5px;">A</span>		90
(81-91)	<span style="background-color: #4db6ac; color: white; padding: 2px 5px;">B</span>		
(69-80)	<span style="background-color: #c8e6c9; color: green; padding: 2px 5px;">C</span>		
(55-68)	<span style="background-color: #ffd700; color: black; padding: 2px 5px;">D</span>		
(39-54)	<span style="background-color: #ff9933; color: white; padding: 2px 5px;">E</span>		
(21-38)	<span style="background-color: #ff8a65; color: black; padding: 2px 5px;">F</span>		31
(1-20)	<span style="background-color: #ff4500; color: white; padding: 2px 5px;">G</span>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			