



**£229,500**

Harikas, Fishtoft Road, Fishtoft, Boston, Lincolnshire PE21 0QR

**SHARMAN BURGESS**

**Harikas, Fishtoft Road, Fishtoft, Boston,  
Lincolnshire PE21 0QR  
£229,500 Freehold**

A good sized two bedrooomed detached bungalow of non-standard construction providing a fantastic opportunity to potentially redevelop the site of approximately 0.4 Acres (s.t.s) subject to gaining any relevant planning permissions and consents. Accommodation comprises an entrance porch, entrance hall, lounge, kitchen, rear conservatory, two bedrooms and a bathroom. Further benefits include a double garage, extensive off road parking and good sized plot with field views beyond.

#### ACCOMMODATION

##### ENTRANCE PORCH

With front entrance door, further door through to: -

##### ENTRANCE HALL

Having radiator, built-in airing cupboard with hot water cylinder and slatted shelving within.

##### LOUNGE

15' 5" (maximum) x 18' 4" (maximum) (4.70m x 5.59m)

Having double glazed windows to dual aspects, coved cornice, radiator, wall light points, stone fireplace with tiled hearth and multi fuel burner inset, TV aerial point, door to: -



**SHARMAN BURGESS**





### KITCHEN

10' 4" x 12' 7" (3.15m x 3.84m)

Being fitted with a range of wall units, base level storage units and corner units, areas of work surface, composite one and half bowl sink and drainer with mixer tap, integrated oven and electric hob with extractor above, space for standard height fridge and freezer, space for slimline dishwasher, double glazed windows to dual aspects, radiator, door to: -

### CONSERVATORY

5' 11" x 15' 4" (1.80m x 4.67m)

Of brick and uPVC construction with pitched polycarbonate roof. Having double glazed windows to dual aspects, double glazed uPVC rear entrance door, radiator, space and plumbing for automatic washing machine.

### BEDROOM ONE

10' 5" x 11' 10" (measurement taken to wardrobes) (3.17m x 3.61m)

Having double glazed window to rear aspect, radiator, coved cornice, built-in wardrobes and vanity unit.

### BEDROOM TWO

10' 4" x 11' 11" (3.15m x 3.63m)

Having double glazed window to front aspect, radiator, coved cornice, fitted wardrobes.



**SHARMAN  
BURGESS**

Est 1996

#### **BATHROOM**

Being fitted with a three piece suite comprising P-shaped panelled bath with mains fed shower above and fitted shower screen, wash hand basin inset to vanity unit, low level WC, fully tiled walls, loft access, two double glazed windows to rear aspect, heated towel rail.

#### **EXTERIOR**

Situated on a plot of approximately 0.4 Acres (s.t.s), the property is approached over a large gravelled driveway providing ample off road parking and vehicular access to the double garage and extending to a hardstanding area to the side of the property. The front garden comprises an area of shaped front lawn, gravelled shrub and bush borders and is partially enclosed by fencing and wrought iron railings with brick pillars.

#### **DOUBLE GARAGE**

18' 5" x 19' 0" (5.61m x 5.79m)

Having two roller doors to front elevation, served by power and lighting, eaves storage.

#### **ADJOINING WORKSHOP**

10' 0" x 13' 4" (3.05m x 4.06m)

Having double glazed window to rear aspect.

#### **FURTHER EXTERNAL STORE**

Having uPVC door providing access from the garden.

#### **REAR GARDEN**

Being initially laid to a paved patio area leading to shaped lawns with shrub and bush borders and raised planters. Low level timber fencing and a wrought iron gate leads to a further good sized paddock area with shrub and bus borders, enclosed by fencing and hedging and housing a:-

#### **STABLE AND TACK ROOM**

Situated on concrete hardstanding, served by power and water.

#### **AGENTS NOTE**

Prospective purchasers should be aware that the property is of non-standard construction. Prospective purchasers seeking a mortgage in order to purchase the property are advised to confirm with their lender prior to viewing as many will not lend on a non-standard construction.

#### **SERVICES**

Mains gas, electricity, water and drainage are connected to the property.

#### **REFERENCE**

06082024/27869959/EVA



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

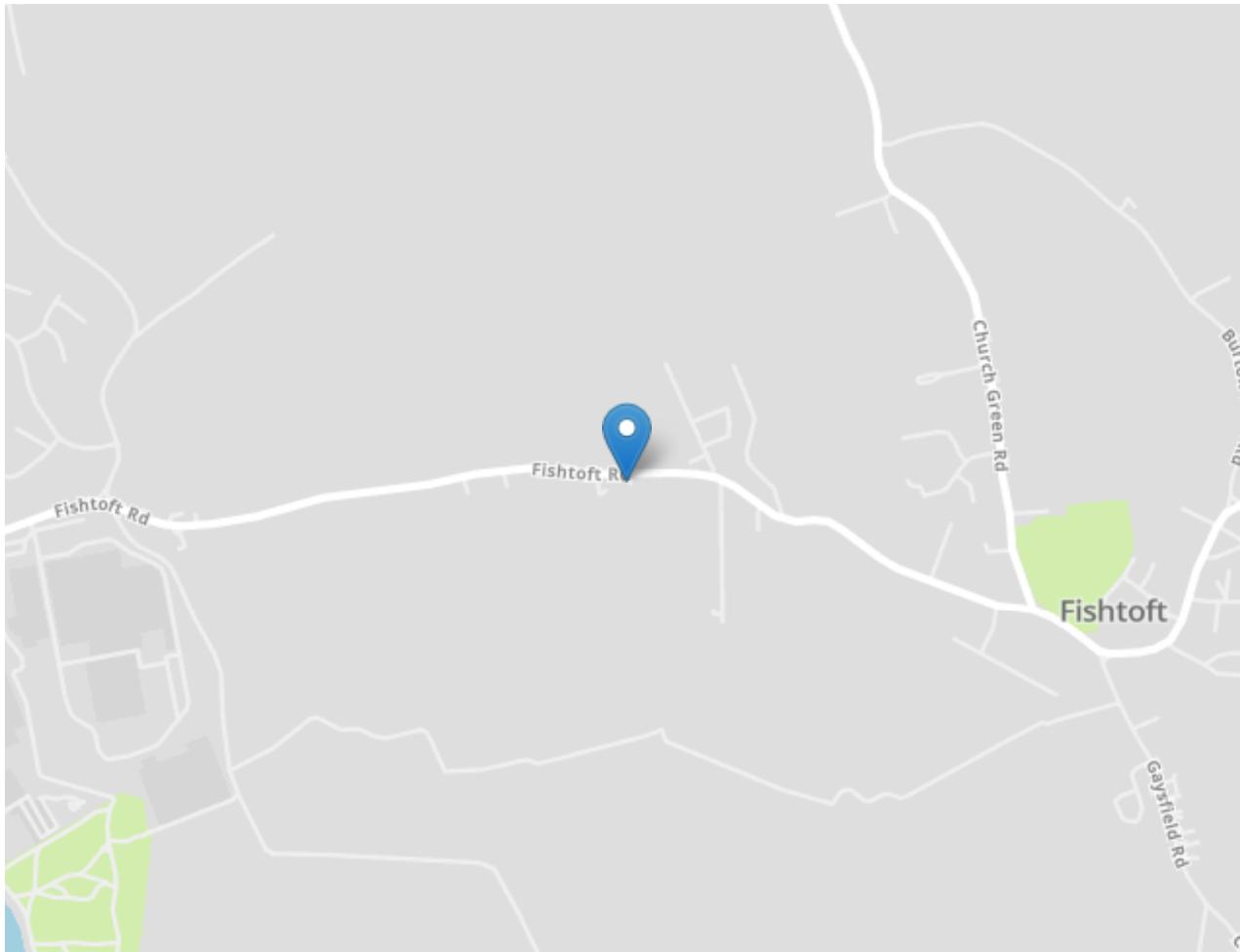
#### AGENT'S NOTES

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**

## Ground Floor

Approx. 90.3 sq. metres (972.4 sq. feet)



Total area: approx. 90.3 sq. metres (972.4 sq. feet)

**SHARMAN  
BURGESS**  
Est 1996

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	97
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		