



£399,950

Highfield House, Red Lion Street, Bicker, Boston, Lincolnshire PE20 3DR

SHARMAN BURGESS

**Highfield House, Red Lion Street, Bicker,
Boston, Lincolnshire PE20 3DR
£399,950 Freehold**

ACCOMMODATION

RECEPTION HALL

11' 9" (maximum measurement including staircase) x 10' 5"
(3.58m x 3.17m)

With partially obscure glazed front entrance door, dado rail, covered cornice, ceiling light point, radiator, under stairs storage cupboard.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising a wash hand basin with vanity unit, WC, dado rail, covered cornice, ceiling light point, extractor fan, radiator, obscure glazed window to front aspect.

A substantial detached home situated in a highly desirable village location offering both inside and outside space in abundance. The accommodation comprises a reception hall, lounge, conservatory, dining room, breakfast kitchen, utility room and ground floor cloakroom. To the first floor is a galleried landing with four double bedrooms and a four piece family bathroom arranged off. Bedroom one is served by an en-suite shower room and a range of fitted bedroom furniture. Further benefits include a large driveway providing ample off road parking, brick and tiled detached double garage, gas central heating and wonderful domestic gardens.



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LOUNGE

22' 8" (maximum measurement into bay window) x 13' 0" (6.91m x 3.96m)

With feature bay window to front aspect, two additional windows to side aspect, two radiators, dado rail, coved cornice, ceiling light point, additional wall mounted lighting, TV aerial point, wiring for satellite TV, living flame coal effect gas fireplace with fitted hearth, inset and display surround. Sliding patio doors to: -

CONSERVATORY

12' 9" x 9' 8" (3.89m x 2.95m) (both maximum measurements)

Of brick and uPVC double glazed construction with polycarbonate roof. With tiled floor, radiator, two doors leading to the garden, served by power.

DINING ROOM

9' 9" x 11' 9" (2.97m x 3.58m)

Accessed via obscure glazed double doors from the reception hall. With window to rear aspect, dado rail, coved cornice, ceiling light point, radiator.



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BREAKFAST KITCHEN

15' 7" x 11' 8" (4.75m x 3.56m)

Having counter tops with inset double sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units and glazed display cabinets, integrated appliances including AEG dishwasher, waist height double oven and grill, four ring electric hob and fume extractor above, integrated fridge and freezer, dual aspect windows to the side and rear of the property, tiled floor, dado rail, coved cornice, ceiling recessed lighting, radiator.

UTILITY ROOM

8' 5" x 7' 6" (2.57m x 2.29m)

Having roll edge work surfaces with inset stainless steel sink and drainer unit with mixer tap, base level storage units, wall mounted units, plumbing for automatic washing machine, space for tumble dryer, floor mounted water softener, coved cornice, ceiling recessed lighting, extractor fan, wall mounted Vaillant gas central heating boiler, wall mounted eclectic fuse box, two windows to front aspect, obscure glazed side entrance door, built-in cloak cupboard with a continuation of the tiled flooring and wall mounted coat hooks within.

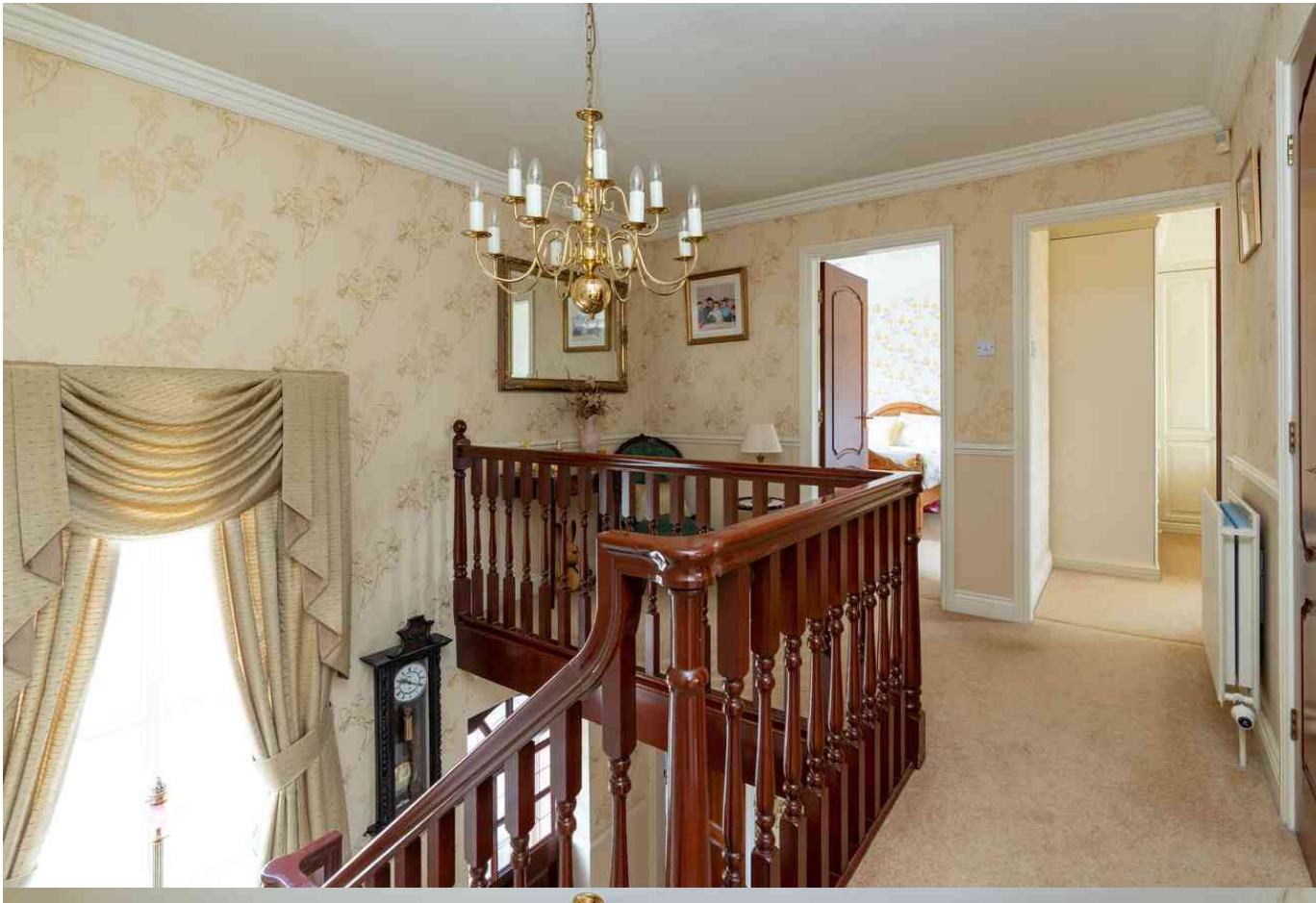
FIRST FLOOR GALLERIED LANDING

14' 10" x 10' 5" (4.52m x 3.17m) (both maximum measurements)

With radiator, dado rail, coved cornice, ceiling light point, window to front aspect, airing cupboard housing the hot water cylinder and slatted linen shelving within.



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BEDROOM ONE

13' 0" x 11' 9" (maximum measurement including built-in bedroom furniture) (3.96m x 3.58m)

With window to rear aspect, coved cornice, radiator, ceiling light point, extensive range of fitted bedroom furniture comprising wardrobes with hanging rails and shelving within, bedside drawers with display shelving above and overhead storage lockers, fitted dressing table, door to: -

EN-SUITE SHOWER ROOM

Having a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted mains fed shower and fitted shower screen, fully tiled walls, radiator, obscure glazed window, coved cornice, ceiling recessed lighting, extractor fan.

BEDROOM TWO

13' 0" x 9' 9" (3.96m x 2.97m)

With window to rear aspect, radiator, coved cornice, ceiling light point, access to roof space.

BEDROOM THREE

10' 5" x 11' 8" (3.17m x 3.56m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM FOUR

13' 2" x 10' 6" (4.01m x 3.20m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point.



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FAMILY BATHROOM

9' 9" x 7' 5" (2.97m x 2.26m)

Having a four piece suite comprising a panelled bath with mixer tap, WC, wash hand basin with vanity unit and mixer tap, shower cubicle with wall mounted mains fed shower within and fitted screen. Tiled floor, fully tiled walls, radiator, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect, heated towel rail, radiator, wall light point.

EXTERIOR

The property is approached over a gravelled driveway which provides off road parking, hardstanding and turning space as well as vehicular access to the detached double garage. The remainder of the front garden is predominantly laid to shrub borders with additional lawned areas, silver birch tree and low level wall boundary. Gated access leads to the remainder of the gardens which sit to both the side and rear of the property and comprise a paved patio seating area with brickwork raised planters. The majority of the side and rear gardens are laid to well maintained lawns with shaped borders housing a variety of plants, shrubs and trees. The gardens are served by outside lighting and are enclosed to the majority by a mixture of fencing and hedging.

DOUBLE GARAGE

20' 9" x 19' 0" (6.32m x 5.79m) (both maximum measurements)

With two up and over doors, two windows, served by power, lighting and cold water tap, personnel door to garden.

SERVICES

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

REFERENCE

25879453/14032023/GRA



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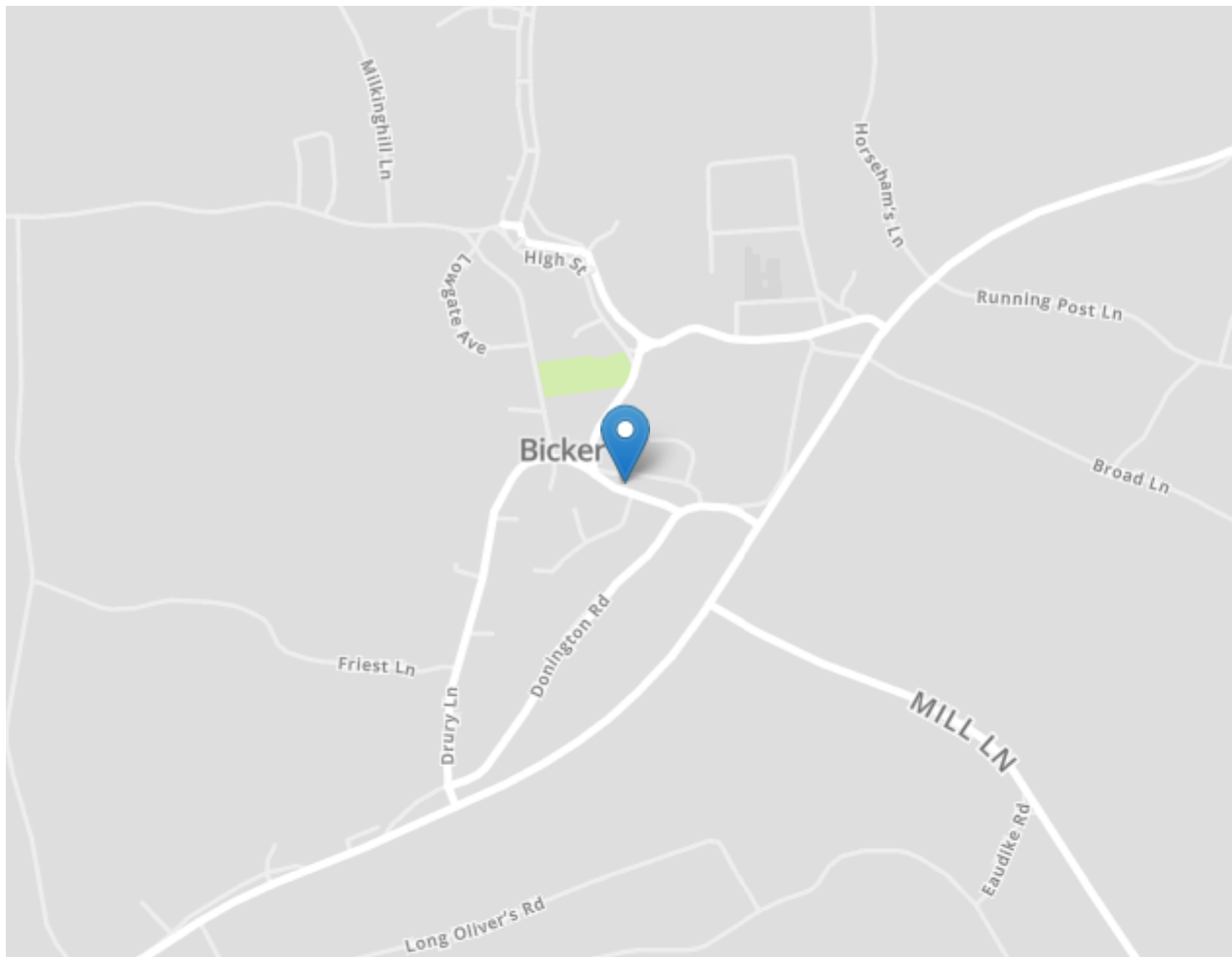
AGENT'S NOTES

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.

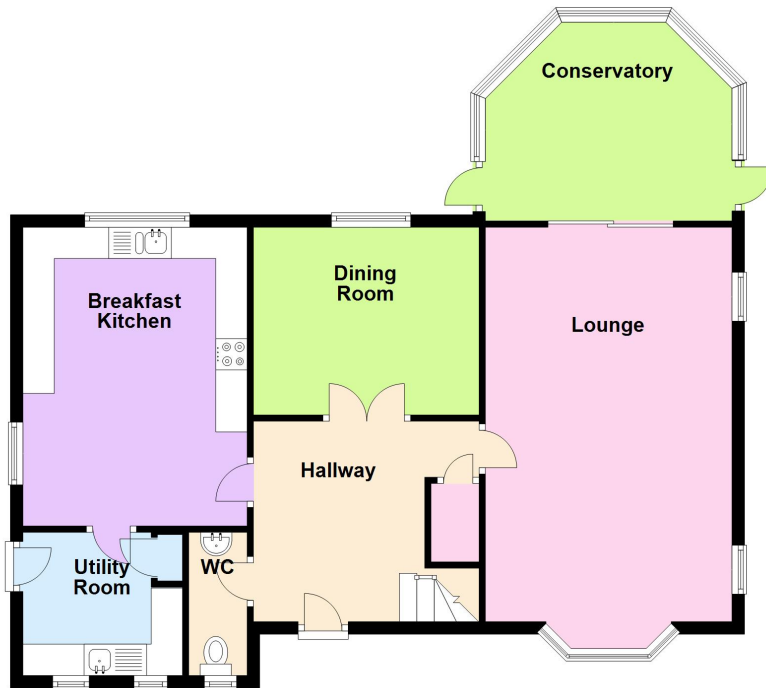
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

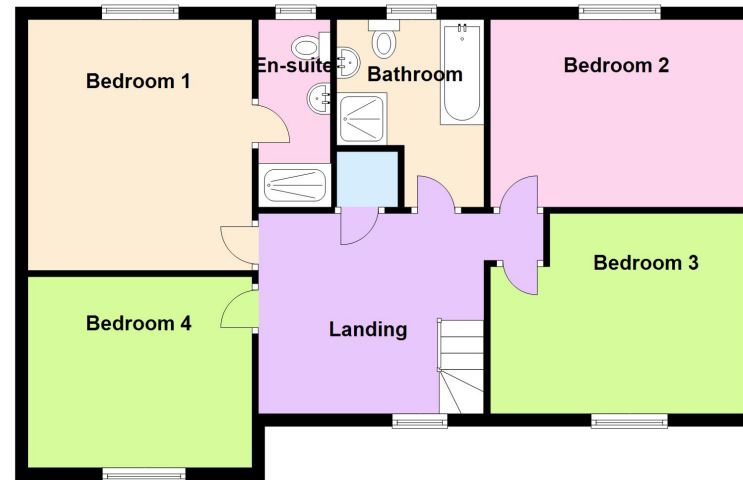


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Ground Floor
Approx. 86.3 sq. metres (928.4 sq. feet)



First Floor
Approx. 75.0 sq. metres (807.6 sq. feet)



Total area: approx. 161.3 sq. metres (1736.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	