



£169,950

2 Burton Row, Station Road, Old Leake, Boston, Lincolnshire PE22 9QJ

SHARMAN BURGESS

**2 Burton Row, Station Road, Old Leake,
Boston, Lincolnshire PE22 9QJ
£169,950 Freehold**

ACCOMMODATION

UPVC DOUBLE GLAZED ENTRANCE PORCH

With uPVC double glazed front entrance door, tiled floor, further uPVC double glazed door leading to: -

ENTRANCE HALL

With radiator, central heating thermostat, digital central heating programmer.

Quaint two bedroomed semi-detached cottage situated in a semi-rural location overlooking fields and offering accommodation which has been extended, improved and lovingly cared for over the years by the current vendor. Includes lounge, sitting room/snug, conservatory, fully fitted kitchen and ground floor bathroom. Cottage gardens together with ample parking space for numerous vehicles in addition to covered caravan/motorhome storage facility and large garage/workshop. Internal viewing is absolutely essential in order to fully appreciate this deceptive little cottage, being offered with NO ONWARD CHAIN.



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BREAKFAST KITCHEN

11' 0" x 9' 2" (3.35m x 2.79m)

Being comprehensively fitted with an excellent range of units comprising work surfaces complimented by tiled splashbacks and incorporating inset single drainer stainless steel sink unit, range of base cupboards and drawers with matching wall mounted cupboards having concealed work surface lighting beneath, wall mounted glass display cabinet, integrated Neff electric ceramic hob with pull out fume extractor fan above and "as new" electric oven beneath, integrated Baumatic fridge freezer and dishwasher both with concealing door fronts. Plumbing and space for automatic washing machine, ceiling mounted spotlights, two Velux rooflight windows, tiled floor with electric under floor heating, radiator.

BATHROOM

8' 11" x 5' 4" (2.72m x 1.63m)

Having fully tiled walls and being fitted with a panelled bath with telephone style mixer taps and shower hose attachment in addition to a fitted shower above, pedestal hand basin, WC, radiator, extractor fan.

SITTING ROOM/SNUG

12' 2" x 10' 4" (including stairs but excluding cupboards) (3.71m x 3.15m)

Featuring a useful range of built-in storage cupboards extending to one wall and having two radiators, telephone point, staircase leading off, glazed panelled double doors leading to: -

LOUNGE

12' 8" (maximum including chimney breast) x 11' 2" (3.86m x 3.40m)

Featuring a polished stone fireplace incorporating electric fire, original built-in storage cupboards to recess, radiator, TV aerial point, telephone point.

CONSERVATORY

9' 1" x 8' 10" (maximum measurement) (2.77m x 2.69m)

Of brick construction with uPVC double glazed windows and French doors leading to the rear garden and accessed via double glazed sliding patio doors from the sitting room/snug. Having TV aerial point, ceiling fan incorporating electric light, fitted vertical blinds, chrome heated towel rail, tiled floor with electric under floor heating.



**SHARMAN
BURGESS** Est 1996

STAIRS & LANDING

BEDROOM ONE (FRONT)

12' 9" (including chimney breast) x 11' 4" (3.89m x 3.45m)

Accessed via an original latch door.

BEDROOM TWO (REAR)

9' 2" (maximum including wardrobes) x 5' 11" (2.79m x 1.80m)

EXTERIOR

Attractive and established cottage style gardens can be found at the front of the property comprising lawned areas with various established shrubs and trees including a mature holly and weeping cherry together with wisteria adorning the front wall, enclosed and screened by a mature hedge across the frontage. The property is approached over a gravelled driveway which has an initial pull off area followed by double gates which open into an expanding gravelled driveway area served by exterior lighting and providing parking space for numerous vehicles as well as access to the garage and additional vehicle parking space.

A side gate provides access to the rear garden which comprises a block paved patio area incorporating small pond and rockery in addition to a good sized covered seating area or outside entertaining space as required, situated under a purpose built timber pergola structure with polycarbonate roof.

GARAGE

26' 10" x 10' 10" (8.18m x 3.30m)

Of concrete sectional construction and having up and over door, fluorescent strip lights, various power points and personnel doors to either side.

MOTORHOME/CARAVAN GARAGE

26' 4" x 10' 9" (minimum width) (8.03m x 3.28m)

Of timber construction with open front and having lighting thereto. Also incorporated within this particular structure is a further store shed.

LARGE TIMBER GARDEN STORE SHED

With double doors thereto.

In addition to benefitting from a good range of exterior lighting, there is also an outside cold water tap.

SERVICES

Mains water, electricity and drainage are connected to the property. uPVC double glazed windows are fitted throughout. There is an oil central heating system with radiators serving the ground floor accommodation from an external floor mounted Worcester boiler with PVC oil storage tank.

REFERENCE

27008453/27112023/MUR



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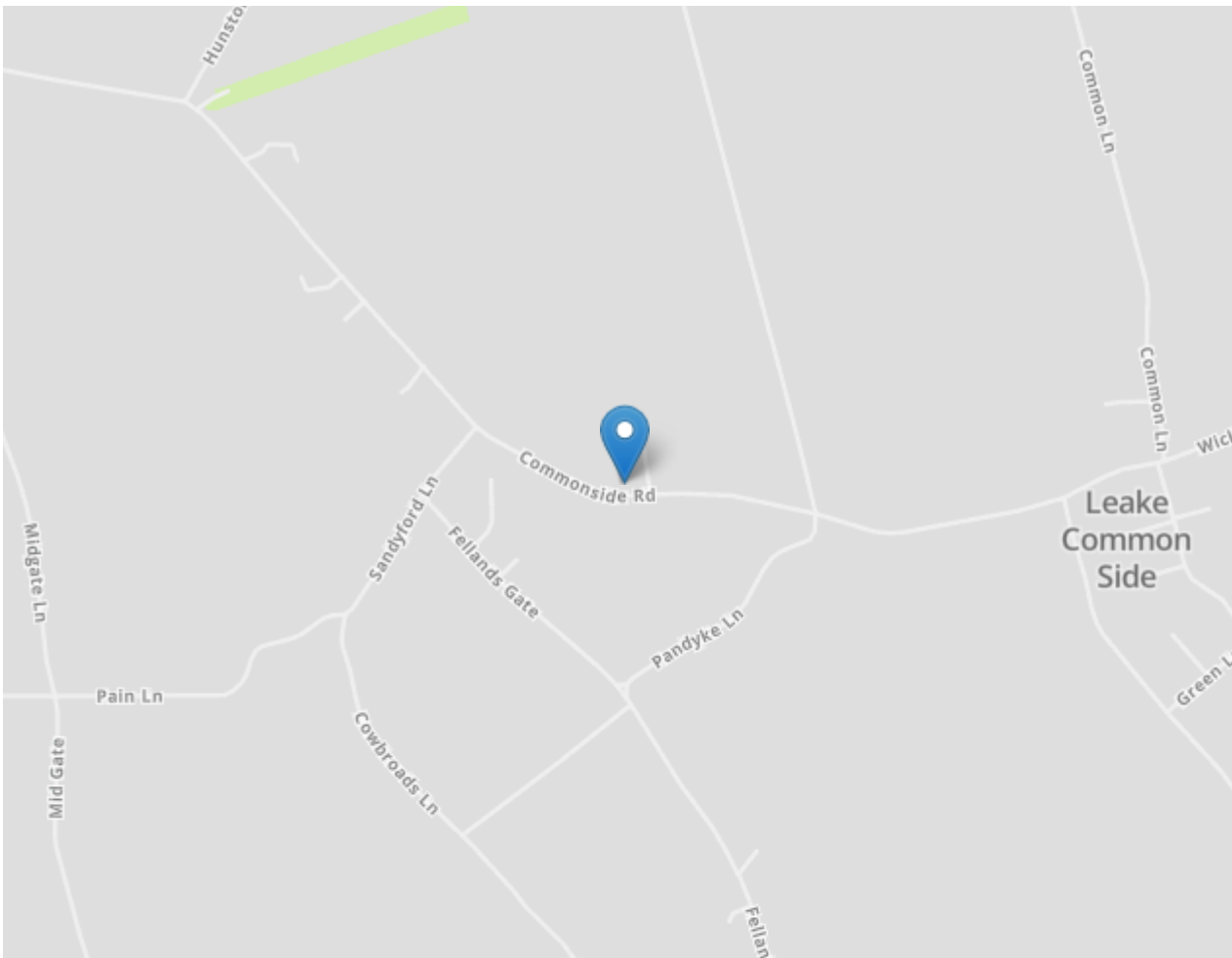
AGENT'S NOTES

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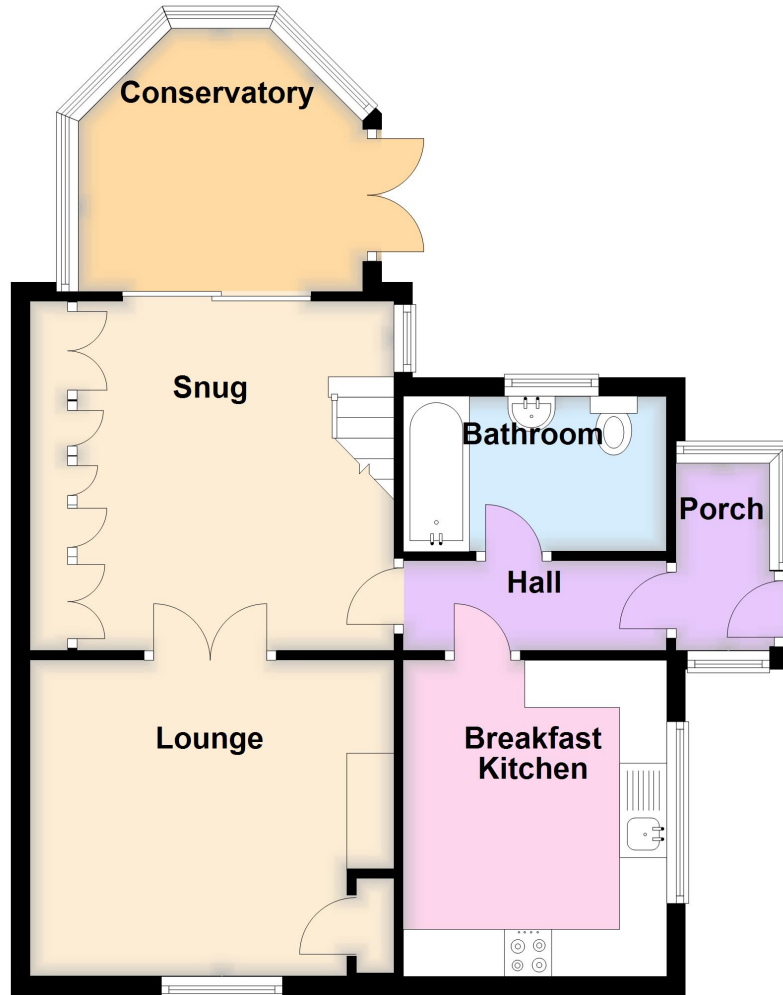
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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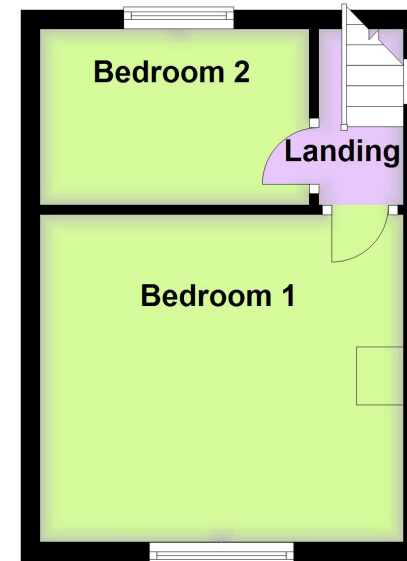
Ground Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



First Floor

Approx. 20.9 sq. metres (225.4 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	