



£269,500

31 Horbling Lane, Stickney, Boston, Lincolnshire PE22 8DG

SHARMAN BURGESS

**31 Horbling Lane, Stickney, Boston,
Lincolnshire PE22 8DG
£269,500 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, two radiators, coved cornice, ceiling recessed lighting, built-in boiler cupboard housing the floor mounted Grants oil central heating boiler, built-in cloak cupboard with shelving within.

LOUNGE

15' 1" (maximum into bay window) x 12' 2" (maximum including chimney breast) (4.60m x 3.71m)

Having feature bay window to front aspect, radiator, coved cornice, ceiling light point, ceiling recessed lighting, living flame coal effect Calor gas fireplace with tiled hearth and exposed brickwork surround with display mantle. Archway through to: -

A deceptively spacious detached bungalow having been extended to the rear, situated on a large plot of approximately 1/4 of an Acre (s.t.s) with fabulous sized gardens extending to the rear enjoying views over paddock land and a former mill beyond. Accommodation comprises an entrance hall, lounge, dining room, kitchen, conservatory and additional side entrance, three double bedrooms and a wet room. Further benefits include a driveway providing off road parking, oil central heating, uPVC double glazing throughout. Being offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



DINING ROOM

12' 2" (maximum including chimney breast) x 11' 9" (3.71m x 3.58m)

Having double doors leading to the exterior, coved cornice, ceiling light point, built-in wall mounted storage cupboard, radiator.

KITCHEN

11' 2" (maximum) x 10' 6" (maximum) (3.40m x 3.20m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, wood fronted base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, integrated electric oven and grill, four ring LPG hob with fume extractor above, integrated fridge, tiled floor, coved cornice, ceiling light point, Xpelair extractor fan, window to rear aspect, door to conservatory, door to: -

SIDE ENTRANCE

Having tiled floor, polycarbonate roof, dual aspect windows, entrance door, space for fridge and freezer.

CONSERVATORY

12' 3" (maximum) x 10' 2" (maximum) (3.73m x 3.10m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, power, wall mounted lighting, radiator and door leading to rear garden.

BEDROOM ONE

14' 7" (maximum into bay window and including chimney breast) x 12' 3" (4.45m x 3.73m)

Having feature bay window to front aspect, telephone point, coved cornice, ceiling light point, radiator.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 9" (maximum) x 10' 10" (maximum) (3.89m x 3.30m)

Having window to side aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

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

Having sliding patio doors leading to the rear garden, radiator, coved cornice, ceiling light point.

WET ROOM

10' 0" x 6' 7" (3.05m x 2.01m)

Having non-slip flooring, wall mounted Mira electric shower, pedestal wash hand basin with mixer tap, WC, radiator, walls tiled to the majority, extractor fan, ceiling light point.

EXTERIOR

The property is approached over a granite gravelled driveway which provides off road parking. The front garden is predominantly laid to lawn with flower and shrub borders, outside lighting and well maintained conifer hedging to the front boundary. Gated access to either side of the property leads to the side and rear gardens. The side paved courtyard style garden is served by external light and power. The large rear garden initially comprises an extremely generous sized paved patio seating area, served by an external light and power, leading to the remainder which is predominantly laid to lawn. There is fencing to the boundaries and lower level fencing to the rear taking advantage of the views over paddock land and the former mill beyond. The garden itself is interspersed with a variety of trees and shrubs and is served by an outside tap, oil tank, timber shed and: -

BRICK BUILT WORKSHOP/STORE

Served by power and light, uPVC window, stable style door.

SERVICES

Mains water, electricity and drainage are connected to the property. The property is served by oil fired central heating and bottled LPG for the hob and fireplace.

REFERENCE

03052024/27597297/DIF



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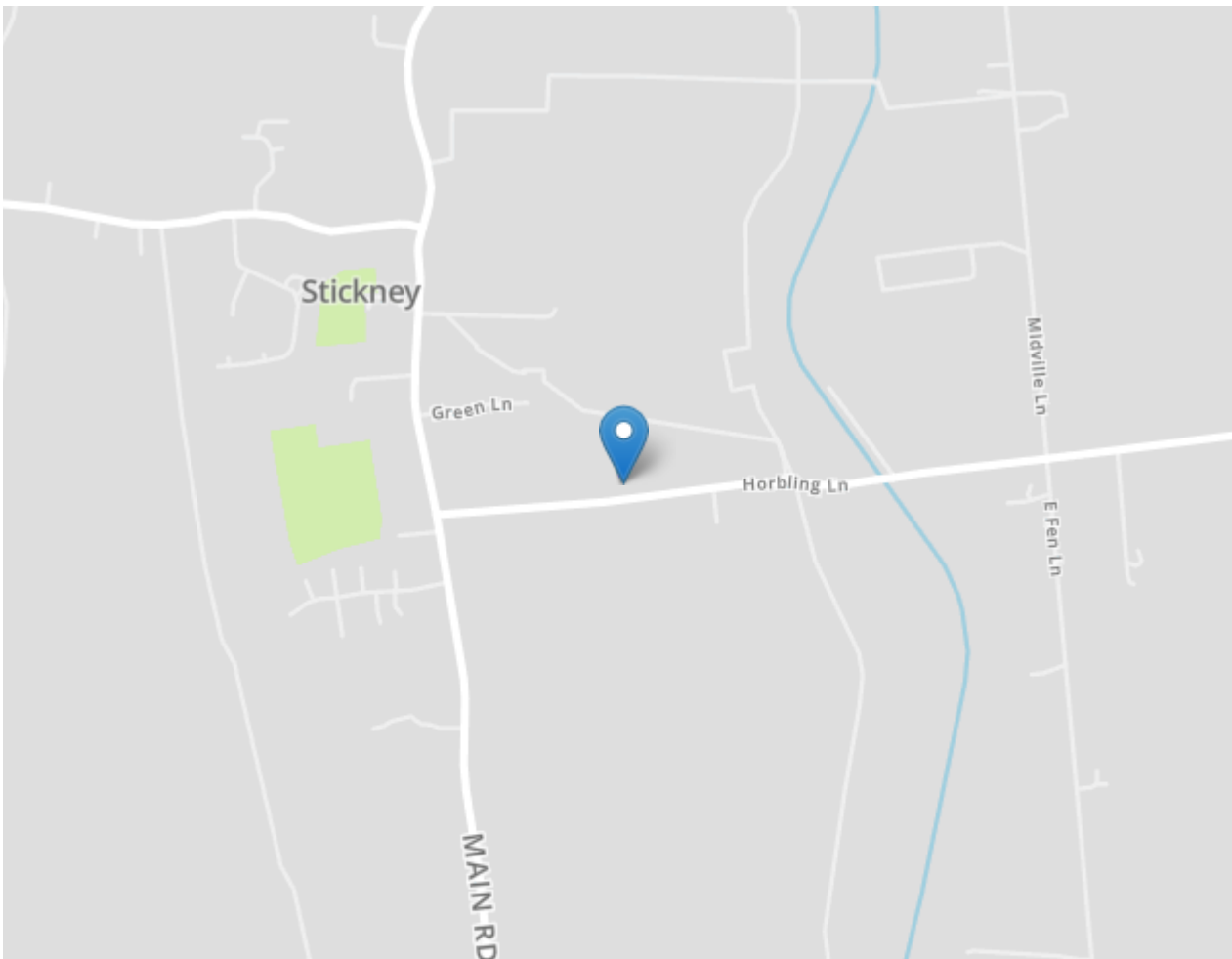
AGENT'S NOTES

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.

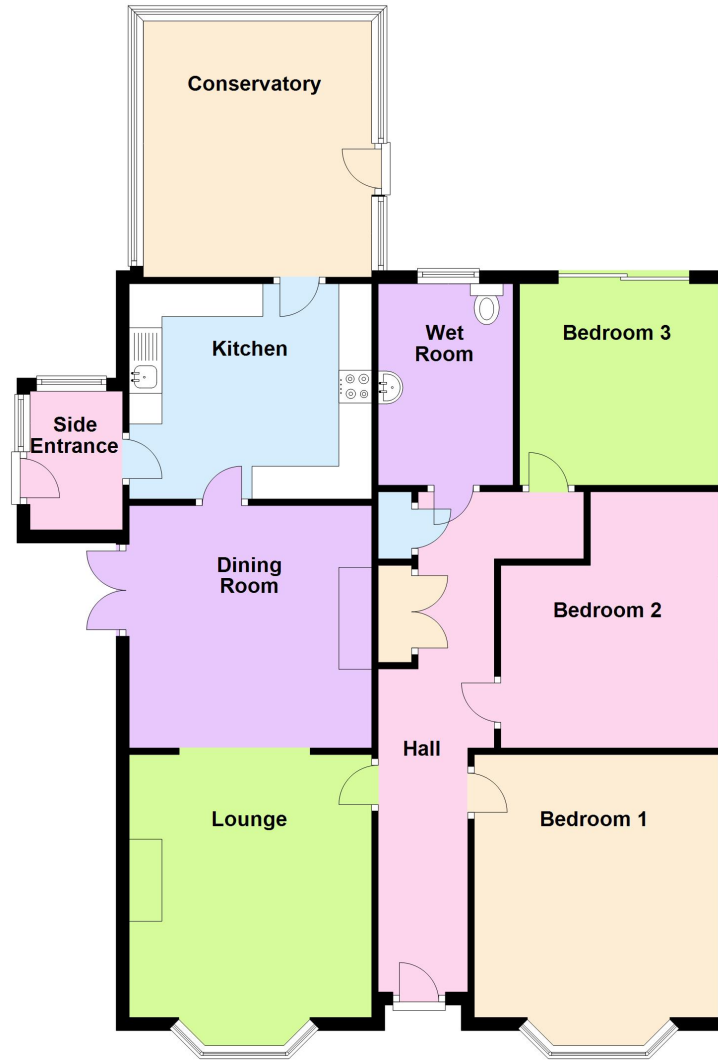
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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

Ground Floor
Approx. 118.5 sq. metres (1275.0 sq. feet)



Total area: approx. 118.5 sq. metres (1275.0 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | 57 |
| (21-38) | F | 33 | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |