



**£499,950**

Waterside Cottage, Trader Bank, Frithville, Boston, Lincolnshire PE22 7EQ

**SHARMAN BURGESS**

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Boston, Lincolnshire PE22 7EQ  
£499,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially obscure glazed front entrance door, quarry tiled floor, window, ceiling light point.

**DINING ROOM**

15' 3" (maximum into fireplace) x 9' 9" (maximum) (4.65m x 2.97m)  
Having window, radiator, ceiling recessed lighting, feature multi fuel stove (which can also fuel the central heating and hot water system) with quarry tiled hearth and exposed brickwork surround and chimney breast. There is also storage to either side of the chimney breast.

A large detached five bedroomed countryside property situated within fantastic grounds of approximately 3/4 of an Acre (s.t.s) which have been lovingly maintained and tended by the current vendors to provide prospective purchasers with amazing outside space. The accommodation itself is extremely flexible and also offers the potential for a ground floor annexe which would be self-contained from the rest of the property. Accommodation comprises a 30ft long lounge, breakfast room, dining room, snug, kitchen, utility/boot room, two large double bedrooms to the ground floor and ground floor shower room. To the first floor are three further bedrooms, a nursery/dressing room and a family bathroom with free standing roll top bath. Further benefits include LPG central heating, multi fuel stove which can also fuel the central heating and hot water system, double garage, large driveway and various outbuildings situated within the grounds. This really is a property which must be viewed not only to fully appreciate the property itself but also the location and gardens in which it sits.



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### SNUG

12' 1" (maximum) x 15' 5" (maximum including chimney breast and staircase) (3.68m x 4.70m)

Having window overlooking the garden, radiator, wall mounted lighting, exposed ceiling mounted beams, TV aerial point, staircase leading off, feature open fireplace with fitted hearth and cast iron and decorative tiled surround.

### KITCHEN

13' 1" (maximum) x 9' 10" (maximum) (3.99m x 3.00m)

Having granite work surfaces, inset sink and rinser with mixer tap, range of base level storage units, drawer units and wall units, plumbing for automatic washing machine or dishwasher, housing for microwave oven, integrated electric oven and grill, four ring electric hob with fume extractor above, tiled floor, radiator, ceiling mounted beams, two windows.

### UTILITY/BOOT ROOM

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

Having tiled floor, tiled work surface with wood trimmed edging, inset one and a half bowl sink and drainer with mixer tap, base level storage units, matching eye level wall units, plumbing for automatic washing machine or dishwasher, ceiling light point, ceiling mounted beams, radiator, window, partially obscure glazed door leading to the driveway.

### WALK-IN PANTRY

Having lighting, wall mounted shelving and space for twin height fridge freezer within.



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### **BREAKFAST ROOM**

13' 0" (maximum including chimney breast) x 12' 3" (3.96m x 3.73m)  
Having window, radiator, dado rail, ceiling mounted beams, chimney breast with quarry tiled hearth and exposed brickwork surround with space for ornamental fire.

### **LOUNGE**

30' 9" (maximum) x 12' 1" (maximum) (9.37m x 3.68m)  
Having dual aspect windows enjoying fantastic views over the garden, sliding patio doors leading to the exterior, three radiators, two ceiling points, ceiling mounted beams, TV aerial point.

### **INNER HALLWAY**

Leading to two ground floor bedrooms and shower room. Having window, dado rail, radiator, ceiling light point.

### **GROUND FLOOR BEDROOM FOUR**

14' 5" (maximum) x 11' 2" (maximum) (4.39m x 3.40m)  
Having window, radiator, ceiling light point, access to roof space, ceiling mounted beams.

### **GROUND FLOOR BEDROOM FIVE**

14' 8" x 9' 4" (4.47m x 2.84m)  
Having window, radiator, ceiling light point.

### **GROUND FLOOR SHOWER ROOM**

Being fitted with a three piece suite comprising wash hand basin with mixer tap and storage beneath, WC with concealed cistern, shower area with wall mounted electric shower, heated towel rail, ceiling mounted lighting, obscure glazed window.





### FIRST FLOOR LANDING

Having access to roof space.

### BEDROOM ONE

12' 3" (maximum including chimney breast) x 12' 1" (3.73m x 3.68m)  
Having window, radiator, ceiling mounted beams, ceiling light point, built-in storage cupboard, feature exposed brickwork wall with display niches set within.

### BEDROOM TWO

12' 3" (maximum) x 13' 0" (maximum) (3.73m x 3.96m)  
Having window, radiator, ceiling light point.

### BEDROOM THREE

13' 1" (maximum) x 10' 0" (maximum) (3.99m x 3.05m)  
Having window, radiator, ceiling light point.

### DRESSING ROOM/NURSERY

7' 1" x 6' 0" (2.16m x 1.83m)  
Having window, radiator, ceiling light point.

### FAMILY BATHROOM

10' 1" x 8' 9" (maximum into recess) (3.07m x 2.67m)  
Being fitted with a three piece suite comprising free standing roll top bath with mixer tap and hand held shower attachment, WC, pedestal wash hand basin, radiator, ceiling recessed lighting, obscure glazed window, heated towel rail, storage cupboard, airing cupboard housing the hot water cylinder.



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## EXTERIOR

The property sits on a plot off approximately three quarters of an acre (s.t.s) and has been beautifully maintained by the current vendors. The property is approached via a five bar gate leading to a large gravelled parking area with turning space which provides ample off road parking and hardstanding for numerous vehicles. There are mature plant and shrub borders and a selection of trees providing additional screening. The driveway gives vehicular access to the double garage. The front garden houses a covered rain water well which is ideal for watering the garden.

The gardens continue to both the side and rear of the property with gated access leading into the first section which is currently used for the cultivation of a mixture of fruit and vegetables. There is a large vegetable patch, a selection of fruit trees, flower and shrub borders, a large greenhouse, a garden shed, further timber shed and a wood store. Laurel hedging surrounds the majority of this part of the garden. An archway leads through to an expanse of lawn, again with mature plant and shrub borders providing all year round colour. There is a large gravelled seating and entertaining area with further working soft water well with hand pump and a paved seating area with a feature wall that intersects partway between the two sections of garden. The lawns continue round to provide fantastic further outside space. The grounds are enclosed to the majority by a mixture of fencing and hedging and are served by external power, tap and lighting.

## DOUBLE GARAGE

20' 5" (maximum) x 19' 2" (maximum) (6.22m x 5.84m)  
Having two double doors, served by power and lighting.

## SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank. The property is served by LPG central heating as well as the multi fuel stove in the dining room.

## REFERENCE

25042024/27599923/CAD



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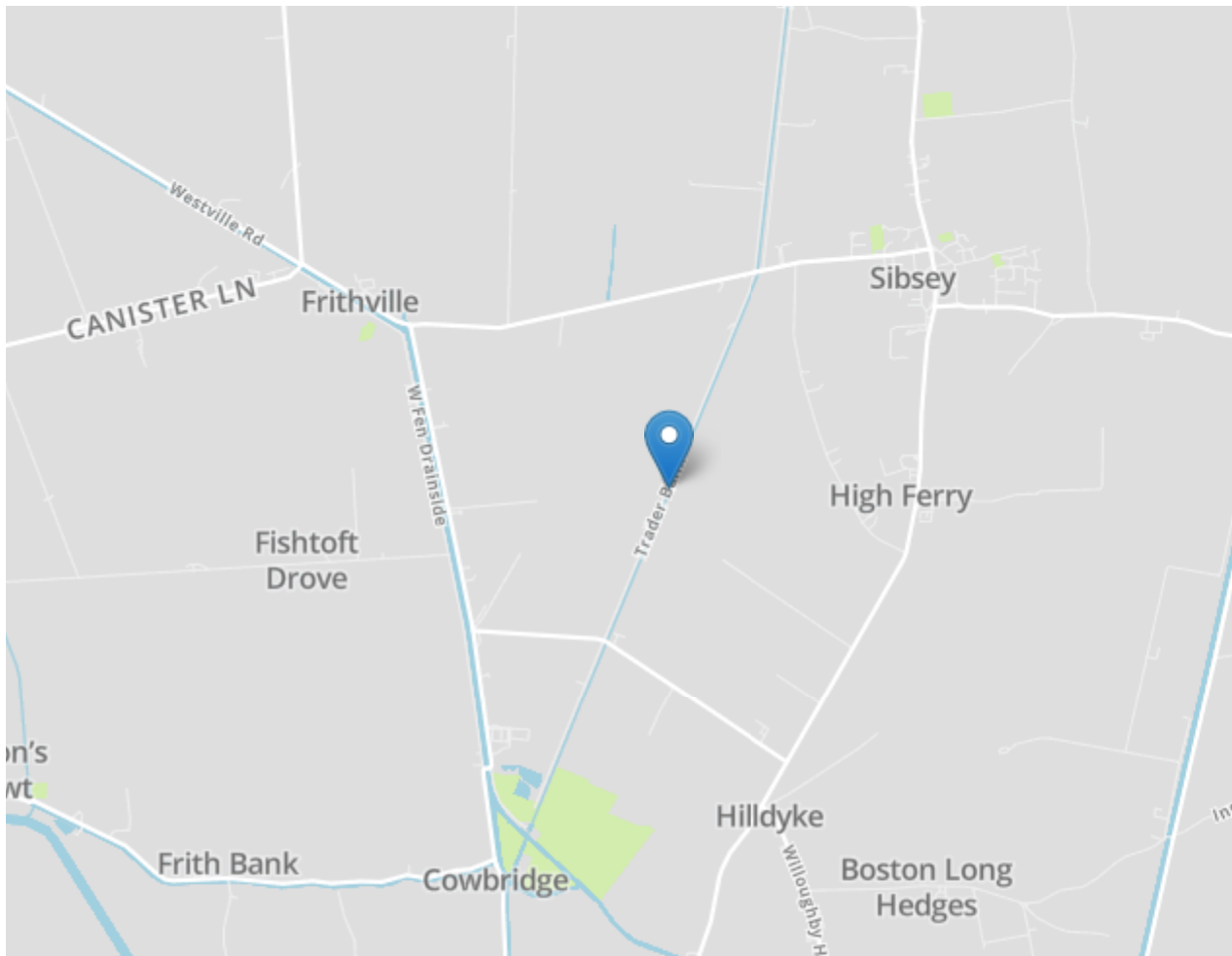
## AGENT'S NOTES

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.

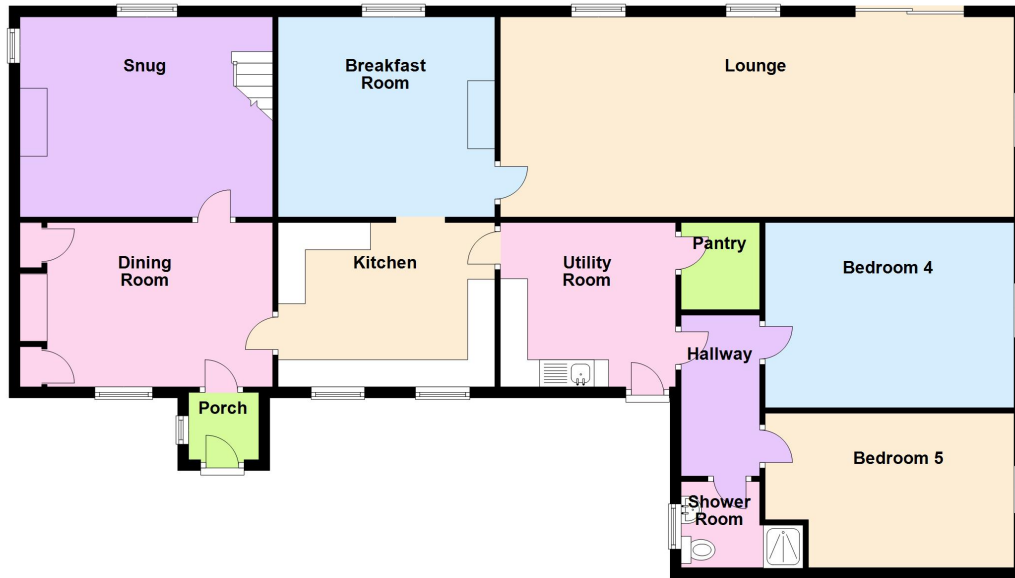
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

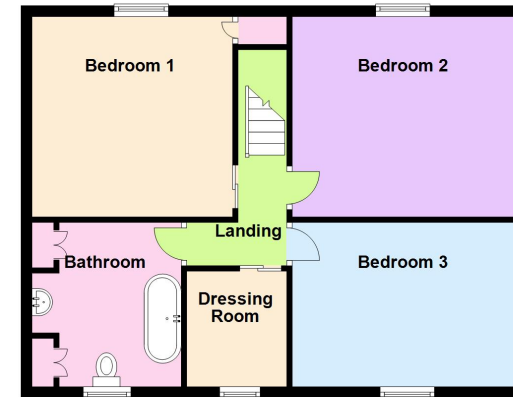


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**Ground Floor**  
Approx. 146.4 sq. metres (1575.8 sq. feet)



**First Floor**  
Approx. 60.7 sq. metres (653.7 sq. feet)



Total area: approx. 207.1 sq. metres (2229.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	35	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
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		EU Directive 2002/91/EC	