



£315,000

Orchid Lodge, Main Road, Stickney, Boston, Lincolnshire PE22 8AA

SHARMAN BURGESS

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Lincolnshire PE22 8AA
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ACCOMMODATION:

Having a partially obscure glazed front entrance door leading to:-

L - SHAPED HALLWAY

Having coved cornice, two ceiling light points, access to the roof space, radiator and built in double cloak cupboard with hanging rails within and additional storage cupboard.

LOUNGE

17' 9" x 15' 1" (5.41m x 4.60m) (both maximum measurements)
Having dual aspect windows to the front, coved cornice, ceiling light point and electric fireplace.

A detached bungalow with an agricultural habitation clause, having accommodation comprising three bedrooms, lounge, kitchen, dining room and bathroom. The property is approached over a good sized driveway which gives access to two garages and the property is served with a mixture of domestic gardens and paddock totalling approximately 2.5 acres (subject to survey).



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KITCHEN

16' 0" x 12' 6" (4.88m x 3.81m) (both maximum measurements)
Having roll edge work surfaces with tiled splash backs, inset ceramic one and a half sink and drainer with mixer tap. Base level storage units, drawer units, base level corner display shelving and matching eye level wall units with glazed display cabinets. Radiator, coved cornice, ceiling recessed lighting and window to the rear aspect. Integrated Hotpoint oven and grill, four ring electric hob and fume extractor. Archway to:-

DINING ROOM

12' 6" x 9' 1" (3.81m x 2.77m)
Having a window to the side aspect, radiator, coved cornice and ceiling light point.

REAR ENTRANCE/UTILITY

12' 0" x 7' 4" (3.66m x 2.24m)
Having roll edge work surfaces, inset stainless steel sink, base level storage units, plumbing for automatic washing machine, floor mounted Boulter oil central heating boiler, coved cornice, ceiling fluorescent strip light, dual aspect windows and obscure glazed door to the rear.

BEDROOM ONE

11' 9" x 10' 1" (3.58m x 3.07m) (both maximum measurements)
Having a window to the front aspect, coved cornice, ceiling light point and built in wardrobes.

BEDROOM TWO

11' 10" x 9' 9" (3.61m x 2.97m) (both maximum measurements)
Having a window to the rear aspect, coved cornice, ceiling light point and built in wardrobes.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

10' 1" x 9' 0" (3.07m x 2.74m)

Having a built in double wardrobe, window to the front aspect, coved cornice and ceiling light point.

BATHROOM

Having a four piece suite comprising shower cubicle, wc, pedestal wash hand basin and bath with mixer tap. Tiled splash backs, obscured glazed window, coved cornice and ceiling light point. Built in airing cupboard housing the hot water tank with slatted linen shelving within.

EXTERIOR

The property is approached over a driveway providing off road parking. Accessed from the driveway are two garages, the first of which being detached with up and over door, window to the side aspect and served by both power and lighting. The second detached garage/workshop with up and over door.

The plot is approximately 2.5 acres (subject to survey) and initially consists of a mixture of well maintained lawned gardens with a mixture of fencing and hedging to the boundaries. There are mature shrub borders with the rear of the property also having a poly tunnel and a greenhouse (in need of repair).

The largest section of the property is the paddock, being approximately 2 acres (subject to survey) of the total plot size. Having mature trees and hedging to the boundary.

AGENTS NOTE

The occupation of the dwelling shall be limited to a person solely or mainly, or last employed, in the locality in agriculture as defined in section 290 of the Town and Country Planning Act 1971, or in forestry or a dependent of such a person residing with him (but including a widow or widower of such a person).

Interested parties are advised to make their own enquiries with the planning department at East Lindsey District Council in order to establish that they qualify for occupancy of the property prior to viewing.

SERVICES

Mains water and drainage are connected to the property. With mains electricity and oil central heating serving the property.

REFERENCE

061221/HOW



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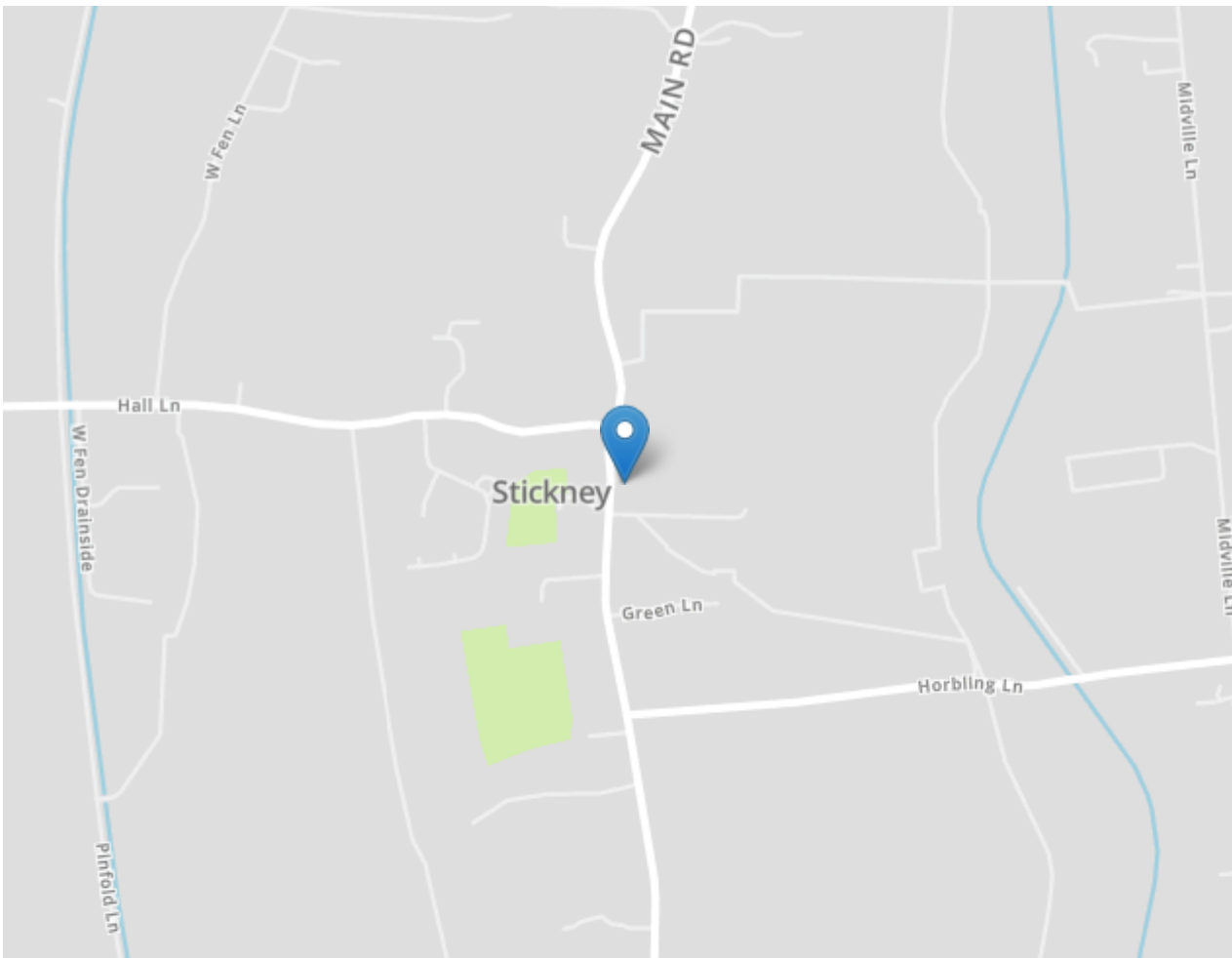
AGENT'S NOTES

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 Â£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 Â£100 upon completion. For more information, please call us on 01205 361161.



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