



**£325,000**

Clover Farm, Main Road, Langrick, Boston, Lincolnshire PE22 7AW

**SHARMAN BURGESS**



**Clover Farm, Main Road, Langrick, Boston,  
Lincolnshire PE22 7AW  
£325,000 Freehold**

**ACCOMMODATION**

**RECEPTION HALL**

11' 2" x 8' 10" (3.40m x 2.69m)

With glazed front entrance door, tiled floor, radiator, wall mounted lighting.

**WALK-IN UTILITY AREA**

With plumbing for automatic washing machine, tiled floor, wall mounted shelving, ceiling light point, electric consumer unit and fuse box.

**WALK-IN PANTRY**

With counter tops, base level storage units, range of wall mounted units, window to side aspect, quarry tiled floor, floor mounted oil central heating boiler.

A detached former farmhouse, situated in a village location and having accommodation comprising a reception hall with pantry and utility area, kitchen, lounge and dining room. To the first floor are three good sized bedrooms and a family bathroom. The ground floor also benefits from an additional living room, bedroom and en-suite that could potentially make a fantastic granny annexe, subject to gaining any necessary planning permissions and consents from the relevant local authorities. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**





### KITCHEN

12' 8" x 8' 8" (3.86m x 2.64m)

Having roll edge work surfaces with inset one and a half bowl sink and drainer unit with mixer tap, tiled splashbacks, base level storage units, drawer units and matching eye level wall units, integrated electric oven and grill, four ring electric hob, space for standard height fridge or freezer, solid fuel Rayburn (to be included within the sale), tiled floor, ceiling light point, window to side aspect.

### DINING ROOM

12' 8" (maximum measurement into chimney breast) x 9' 9" (3.86m x 2.97m)

With door leading to the garden, coved cornice, ceiling light point, dado rail, radiator, feature fireplace with decorative tiled hearth, complimenting inset and display surround.

### LOUNGE

15' 8" (maximum measurement) x 12' 10" (maximum measurement including chimney breast) (4.78m x 3.91m)

With dual aspect windows, decorative tiled floor, ceiling light point, radiator, stairs rising to the first floor, fitted log burner with tiled hearth, exposed brickwork inset and timber mantle. Archway through to:-

### STORAGE AREA

With shelving and ceiling recessed lighting within.

### POTENTIAL ANNEXE AREA

With door from dining room and comprising a:-

### LIVING ROOM

11' 4" x 11' 2" (3.45m x 3.40m) (both maximum measurements)

With window, door leading to the exterior, tiled floor, dado rail, coved cornice, ceiling light point, radiator.



**SHARMAN  
BURGESS** Est 1996



### **BEDROOM**

9' 1" x 7' 10" (2.77m x 2.39m)

With window, radiator, coved cornice, ceiling light point.

### **EN-SUITE SHOWER ROOM**

With a three piece suite comprising WC, pedestal wash hand basin, shower area with wall mounted mains fed shower and fitted shower screen, obscure glazed window, extractor fan, two ceiling light points.

### **AIRING CUPBOARD**

With door from bedroom area. Housing the hot water cylinder and slatted linen shelving within.

### **FIRST FLOOR LANDING**

With window to side aspect, ceiling light point, access to roof space.

### **BEDROOM ONE**

12' 9" x 10' 0" (3.89m x 3.05m) (both maximum measurements)

With window, radiator, ceiling light point, dado rail.

### **BEDROOM TWO**

12' 10" x 9' 4" (3.91m x 2.84m) (both maximum measurements)

With window, radiator, dado rail, ceiling light point.

### **BEDROOM THREE**

12' 8" x 8' 9" (3.86m x 2.67m) (both maximum measurements)

With window, radiator, dado rail, ceiling light point.

### **BATHROOM**

Having a three piece suite comprising a WC, wash hand basin with mixer tap, bath with mixer tap, hand held shower attachment and further wall mounted mains fed shower over and fitted shower screen. Ceiling light point, obscure glazed window, extractor fan, radiator.

### **EXTERIOR**

The property is approached over a driveway which provides off road parking and hardstanding, with the driveway being served by outside lighting. The garden initially comprises a patio seating area, leading to the remainder of the garden which is predominantly laid to lawn. The garden also houses the oil tank.

### **SERVICES**

Mains water and electricity are connected to the property. Drainage is to a private septic tank. The property is served by oil central heating to the first floor and the lounge radiators. The remaining radiators are heated by the solid fuel Rayburn.

### **REFERENCE**

07112022/COO





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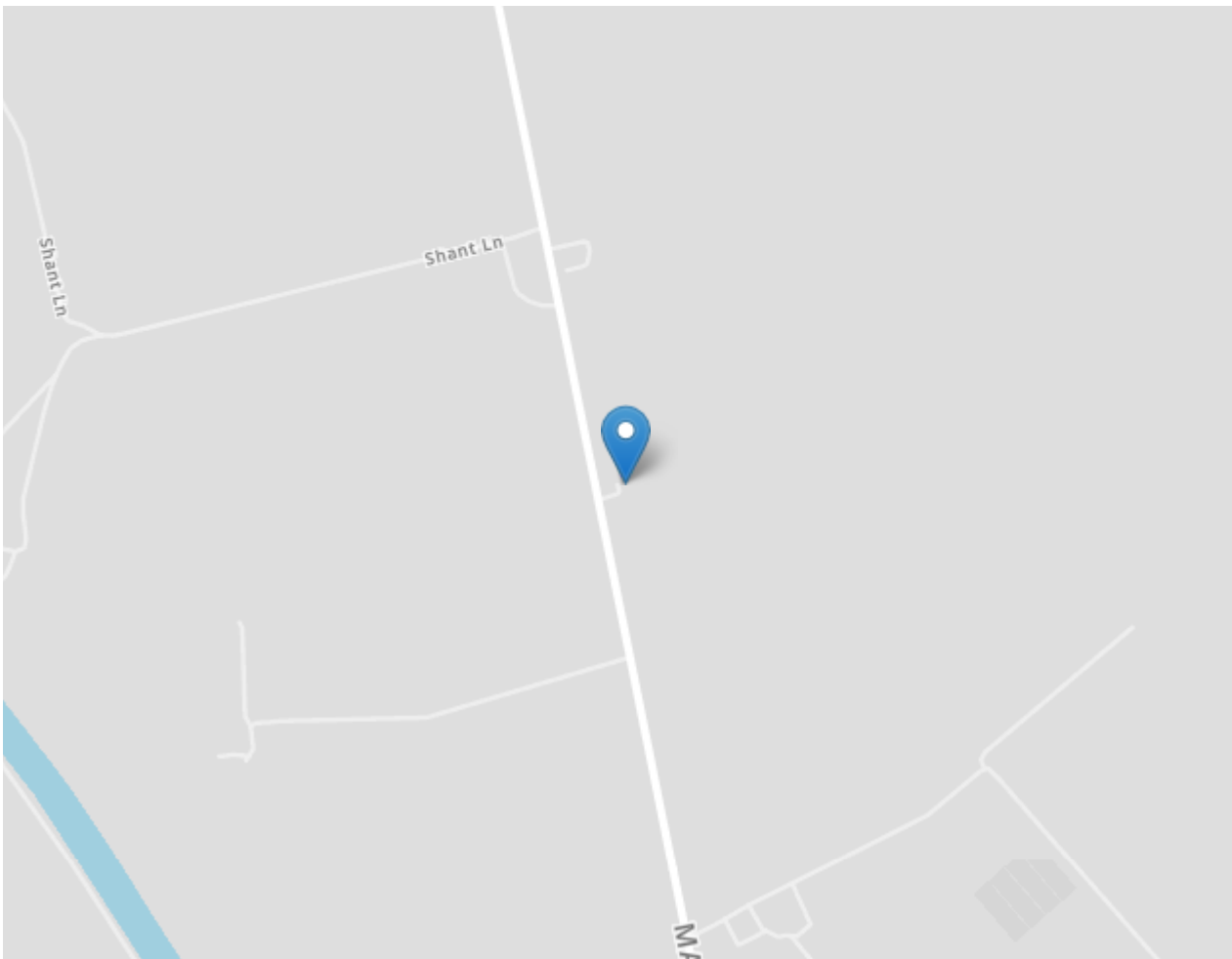
## AGENT'S NOTES

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.



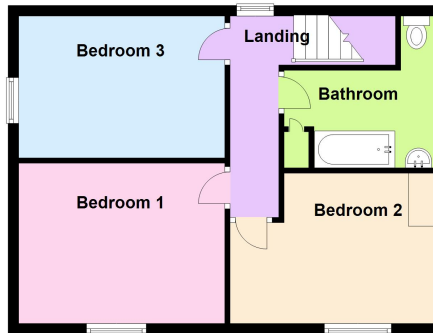
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 91.5 sq. metres (985.3 sq. feet)



**First Floor**  
Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 137.6 sq. metres (1481.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		66
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	31	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	