



£340,000

Hedgehog Bridge Farm, Hedgehog Bridge, Brothertoft, Boston, Lincolnshire PE20 3SX

SHARMAN BURGESS

**Hedgehog Bridge Farm, Hedgehog Bridge,
Brothertoft, Boston, Lincolnshire PE20 3SX
£340,000 Freehold**

ACCOMMODATION

CONSERVATORY

16' 10" (maximum measurement) x 8' 6" (maximum measurement)
(5.13m x 2.59m)

Of brick and uPVC double glazed construction with polycarbonate roof.
Having side entrance door, fitted window blinds, double doors, tiled
flooring, wall mounted light, door through to: -

INNER LOBBY

Having ceiling light point, storage area with softener within and wall
mounted coat hooks, additional cloak store with obscure glazed window
and electric consumer unit within.

Situated within a rural village location on a plot measuring in excess of 1 Acre (s.t.s) with a large agricultural style outbuilding is this 3/4 bed roomed detached bungalow. Accommodation comprises a hallway, kitchen diner, lounge with log burner, conservatory, 3/4 bedrooms, with one of the bedrooms having formerly been used as an additional reception room, and a family bathroom. Externally the property is surrounded by mature grounds and benefits from the aforementioned large outbuilding which provides scope and potential for a variety of domestic or commercial uses (subject to gaining any necessary planning permissions or consents).



SHARMAN BURGESS



KITCHEN DINER

20' 9" (maximum measurement including archway) x 7' 8" (maximum measurement) (6.32m x 2.34m)

Having wood trimmed work surfaces, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, space for cooker, plumbing for automatic washing machine, space for twin height fridge freezer, coved cornice, ceiling light point, additional ceiling recessed light points, three windows to rear aspect, electric night storage radiator, double doors through to: -

LOUNGE

14' 0" (maximum measurement) x 11' 4" (maximum measurement including chimney breast) (4.27m x 3.45m)

Having window to front aspect, double doors to conservatory, TV aerial point, coved cornice, ceiling light point, fitted wood burner set to inset and hearth. Prospective purchasers should be aware that the log burner also heats any radiators fitted at the property.

HALLWAY

Having obscure glazed front entrance door, ceiling light point, radiator, access to roof space, built-in storage cupboard with shelving within.

BEDROOM ONE

12' 5" (maximum measurement into bay window) x 11' 4" (maximum measurement) (3.78m x 3.45m)

Having feature window to front aspect, ceiling light point, radiator.

BEDROOM TWO

11' 2" (maximum measurement) x 9' 9" (maximum measurement) (3.40m x 2.97m)

Having window to rear aspect, radiator, ceiling light point, electric night storage radiator.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

8' 4" x 7' 8" (2.54m x 2.34m)

Having window to rear aspect, ceiling light point.

BEDROOM FOUR/ADDITIONAL RECEPTION ROOM

12' 6" (maximum measurement into bay window) x 10' 9" (maximum measurement including chimney breast) (3.81m x 3.28m)

Having window to front aspect, radiator, ceiling light point. Prospective purchasers should be aware that this room has previously functioned as either a reception room or bedroom.

BATHROOM

Having a three piece suite comprising WC, wash hand basin, bath with wall mounted Mira electric shower above, tiled splashbacks, electric heated towel rail, extractor fan, obscure glazed window to rear aspect, ceiling light point.

EXTERIOR

The property is situated on a plot measuring in excess of 1 Acre (s.t.s) and is approached over a gravelled driveway which provides off road parking. To the front are large sections of lawn with mature trees and fencing to the boundaries. There is also a further large section which has previously been used as a vegetable plot. The gardens continue to the side and rear of the property and are again laid to large sections of lawn interspersed with a variety of plants, shrubs and trees including a variety fruit trees.

AGRICULTURAL OUTBUILDING

60' 0" x 45' 6" (18.29m x 13.87m) (approximate maximum internal measurements)

Benefiting from a hardstanding concrete base throughout, two sets of additional height sliding doors, served by power and lighting.

ADDITIONAL STORAGE SHED

Situated to the rear of the agricultural outbuilding, currently used for log storage.

AGENTS NOTE

Prospective purchasers should be aware that the property does have to allow right of way for a public footpath.

SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank. The central heating system serves most rooms and is provided by the log burner. There are also some electric night storage radiators fitted and also a solar panel which helps to heat the hot water.

REFERENCE

25869329/14092023/POT



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

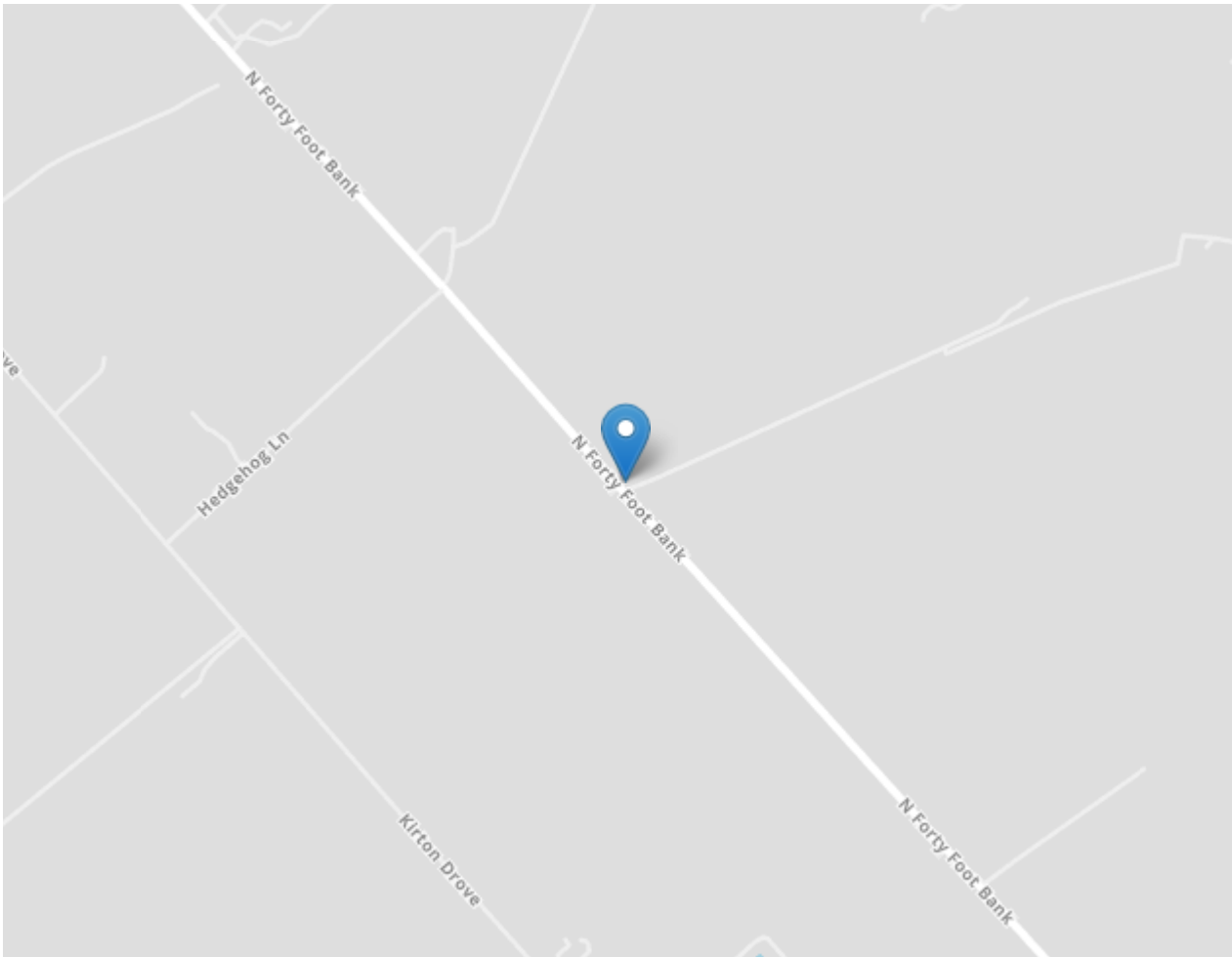
AGENT'S NOTES

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. 100.0 sq. metres (1076.2 sq. feet)



Total area: approx. 100.0 sq. metres (1076.2 sq. feet)



t: 01205 361161
 e: sales@sharmanburgess.com
 www.sharmanburgess.co.uk



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