



£340,000

Katron, Long Hedges, Fishtoft, Boston, Lincolnshire PE22 0RH

SHARMAN BURGESS

**Katron, Long Hedges, Fishtoft, Boston,
Lincolnshire PE22 0RH
£340,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, under stairs storage cupboard, window to side elevation, ceiling light point, radiator.

LOUNGE

13' 6" (maximum into bay window) x 12' 7" (4.11m x 3.84m)
Having feature bay window to front elevation, additional window to side elevation, ceiling light point, radiator, TV aerial point, wiring for satellite TV, fireplace with tiled hearth and surround and space for electric fire.

A detached house with fantastic attached annexe situated on a plot of approximately 0.2 Acres (s.t.s) with no neighbours to either side of the property. Accommodation for the main house comprises an entrance hall, lounge, sitting/dining room with log burner, conservatory, kitchen, ground floor shower room, side entrance conservatory, inner hall, three bedrooms to the first floor and a family bathroom. The Annexe benefits from its own entrance hall, lounge diner, kitchen, large double bedroom and bathroom. Further benefits include front and rear gardens, driveway, oil central heating and uPVC double glazing. The property enjoys a rural location but is just a five minute drive from Boston Town Centre and the Pilgrim Hospital.



SHARMAN BURGESS

KITCHEN

14' 5" (maximum) x 8' 5" (maximum) (4.39m x 2.57m)
Having counter tops, one and half bowl sink and drainer with mixer tap, base level storage units, drawer units, wall units, space for electric Range cooker, plumbing for automatic washing machine, space for standard height fridge or freezer, dual aspect windows, ceiling light point.

SITTING/DINING ROOM

11' 4" (maximum) x 12' 6" (maximum) (3.45m x 3.81m)
Having window to side elevation, radiator, ceiling light point, fitted multi fuel burner with tiled hearth and surround. French doors through to: -

CONSERVATORY

20' 6" x 7' 9" (6.25m x 2.36m)
Of brick and uPVC double glazed construction with polycarbonate roof. Served by lighting and having French doors leading to the garden.

SIDE ENTRANCE CONSERVATORY

7' 2" x 7' 0" (2.18m x 2.13m)
Of brick and uPVC double glazed construction with polycarbonate roof. An area in which the current Vendors house a twin height fridge freezer.

INNER LOBBY

With additional door through to conservatory, radiator, ceiling light point, door through to Annexe.



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GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted electric shower within, pedestal wash hand basin, push button WC, heated towel rail, tiled floors, extended tiled splashbacks, extractor fan, obscure glazed window, ceiling light point.

FIRST FLOOR LANDING

Having window to side elevation, ceiling light point, access to loft space.

BEDROOM ONE

14' 2" (maximum into bay window) x 10' 6" (4.32m x 3.20m)
Having feature bay window to front elevation, radiator, ceiling light point, ornamental fireplace with tiled hearth and surround.

BEDROOM TWO

11' 9" x 11' 0" (3.58m x 3.35m)
Having window to side elevation, radiator, ceiling light point.

BEDROOM THREE

9' 1" x 7' 8" (2.77m x 2.34m)
Having window to front elevation, ceiling light point.

FAMILY BATHROOM

7' 7" (maximum including airing cupboard) x 8' 4" (2.31m x 2.54m)
Having cast iron bath with wall mounted electric shower above, wash hand basin, WC, two obscure glazed windows to rear elevation, radiator, tiled splashbacks, ceiling light point, airing cupboard housing the hot water cylinder with slatted linen shelving within.





ANNEXE

Having its own independent partially obscure glazed front entrance door through to: -

HALLWAY

Having radiator, ceiling light point, built-in cloak cupboard providing storage, door through to: -

LOUNGE DINER

21' 1" x 11' 1" (6.43m x 3.38m)

Having window to rear elevation, French doors leading to the garden, two radiators, two ceiling light points, TV aerial point, wiring for satellite TV.

KITCHEN

10' 0" (maximum) x 8' 10" (maximum) (3.05m x 2.69m)

Having roll edge work surfaces, inset stainless steel sink and drainer, base level storage units, matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, ceiling light point, radiator, window to side elevation, electric fuse box.

BEDROOM

12' 3" x 11' 7" (3.73m x 3.53m)

Having window to rear elevation, radiator, ceiling light point.

BATHROOM

8' 4" x 7' 3" (2.54m x 2.21m)

Having panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin, push button WC, obscure glazed window to front elevation, radiator, ceiling light point, extractor fan.



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EXTERIOR

The property is situated on a plot of approximately 0.2 Acres (s.t.s) and is approached via five bar double gates leading to the driveway, which provides off road parking, is served by outside lighting and an outside tap. The front garden is predominantly laid to lawn with flower and shrub borders and hedging to the front boundaries. There is also an outside floor mounted Warmflow oil central heating boiler.

REAR GARDEN

Being initially laid to a paved patio seating area leading to the remainder which is predominantly laid to lawn, with plants and shrubs interspersed throughout. The garden houses two timber stores and an approximate 10ft x 6ft greenhouse situated on a paved base. The rear garden is enclosed by hedging and served by outside lighting. The garden also houses the oil tank.

SERVICES

Mains water and electricity are connected. Drainage is to a private system, The property is served by oil central heating.

REFERENCE

24072025/29315750/PEN



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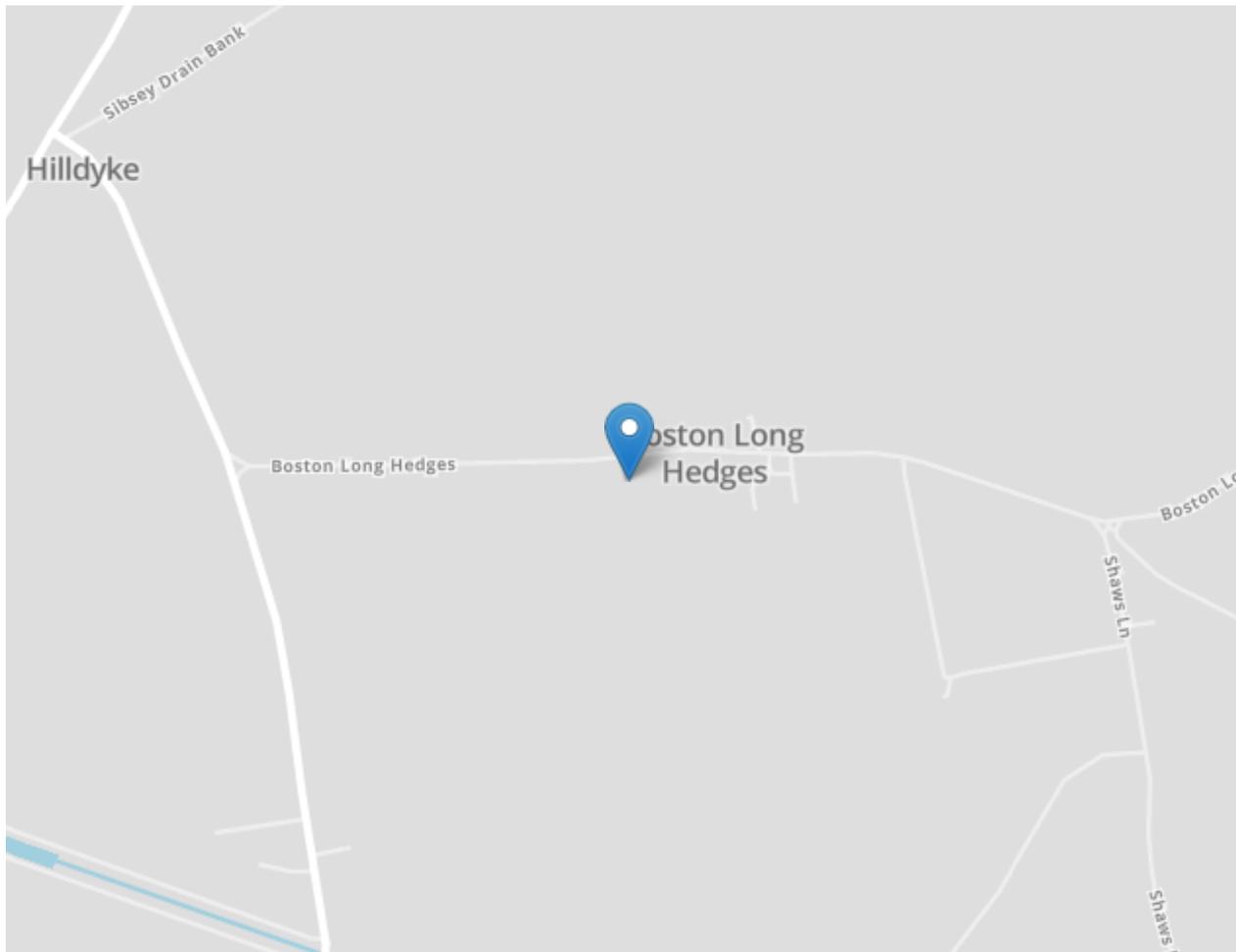
AGENT'S NOTES

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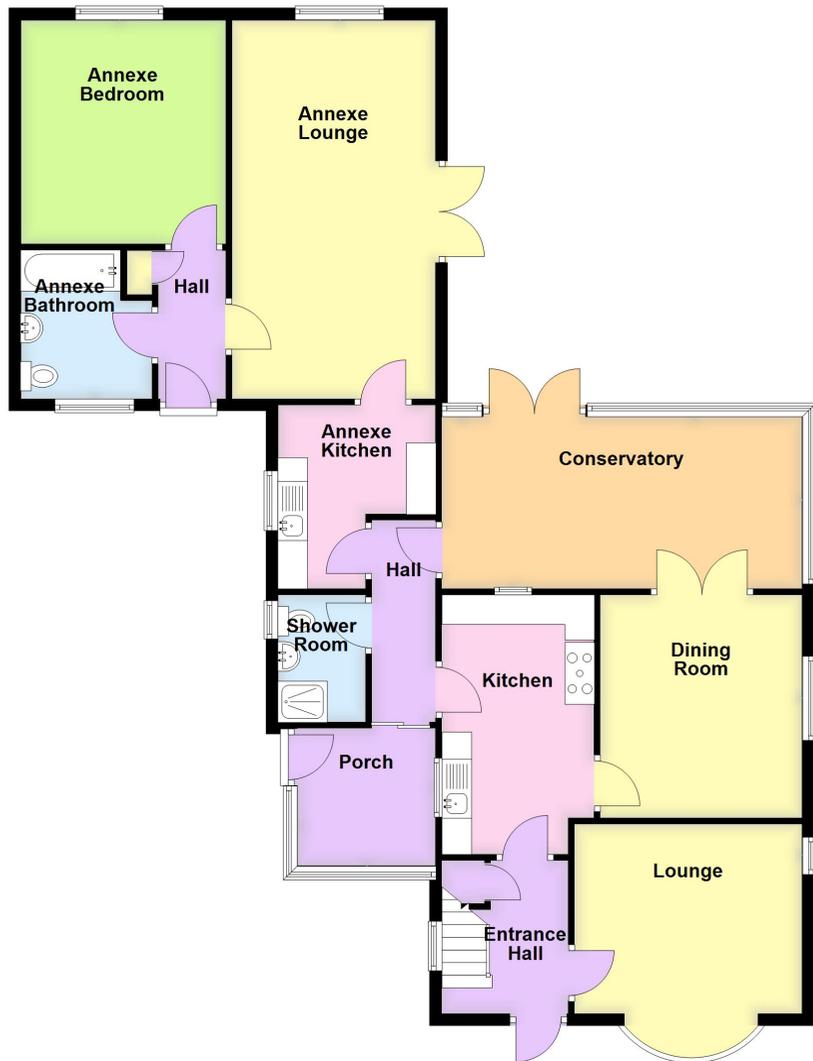
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



SHARMAN BURGESS

Ground Floor
Approx. 127.6 sq. metres (1373.2 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 170.3 sq. metres (1833.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	