



£170,000

Derwent, Horbling Lane, Stickney, Boston, Lincolnshire PE22 8DG

SHARMAN BURGESS

**Derwent, Horbling Lane, Stickney, Boston,
Lincolnshire PE22 8DG**
£170,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, two ceiling light points, wall mounted electric heater, airing cupboard housing the hot water cylinder and slatted linen shelving within, built-in cloak cupboard with hanging rail within.

LOUNGE

18' 3" x 11' 4" (5.56m x 3.45m)

Having bow window to front elevation, wall mounted electric heater, coved cornice, ceiling light point.

A detached bungalow situated in the village of Stickney, offering flexible living accommodation providing two or three bedrooms. Accommodation comprises an entrance hall, lounge, kitchen, three bedrooms with bedroom two having French doors leading to the garden, bathroom and separate WC. Further benefits include driveway, garage and rear garden. The property is offered for sale with NO ONWARD CHAIN.



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KITCHEN

10' 9" (maximum) x 9' 8" (maximum) (3.28m x 2.95m)

Having counter tops with stainless steel sink and drainer, base level storage units, drawer units and matching eye level wall units, oven and grill, four ring electric hob, plumbing for dishwasher, wall mounted electric heater, ceiling light point, window to side elevation.

SITTING ROOM/BEDROOM TWO

15' 5" x 9' 9" (4.70m x 2.97m)

Having French doors leading to the rear garden, wall mounted electric heater, two ceiling light points.

BEDROOM ONE

14' 2" x 10' 4" (4.32m x 3.15m)

Having window to front elevation, wall mounted electric heater, ceiling light point.

BEDROOM THREE

10' 5" x 9' 9" (3.17m x 2.97m)

Having window to rear elevation, wall mounted electric heater, radiator, ceiling light point.

BATHROOM

Having pedestal wash hand basin, bath with wall mounted electric shower above, tiled splashbacks, obscure glazed window to rear elevation, heated towel rail, ceiling light point.

SEPARATE WC

Having WC, pedestal wash hand basin with tiled splashback, obscure glazed window to rear elevation, ceiling light point, electric wall mounted heated towel rail.



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EXTERIOR

To the front, the property benefits from a driveway which provides off road parking as well as vehicular access to the garage. There is a lawned front garden and fencing to the front boundary.

SINGLE GARAGE

Having up and over door.

REAR GARDEN

Comprising a paved seating area and a section of lawn, with a mixture of fencing and hedging to the boundaries.

SERVICES

Mains water, electricity and drainage are connected.

REFERENCE

30092025/29584467/DEV



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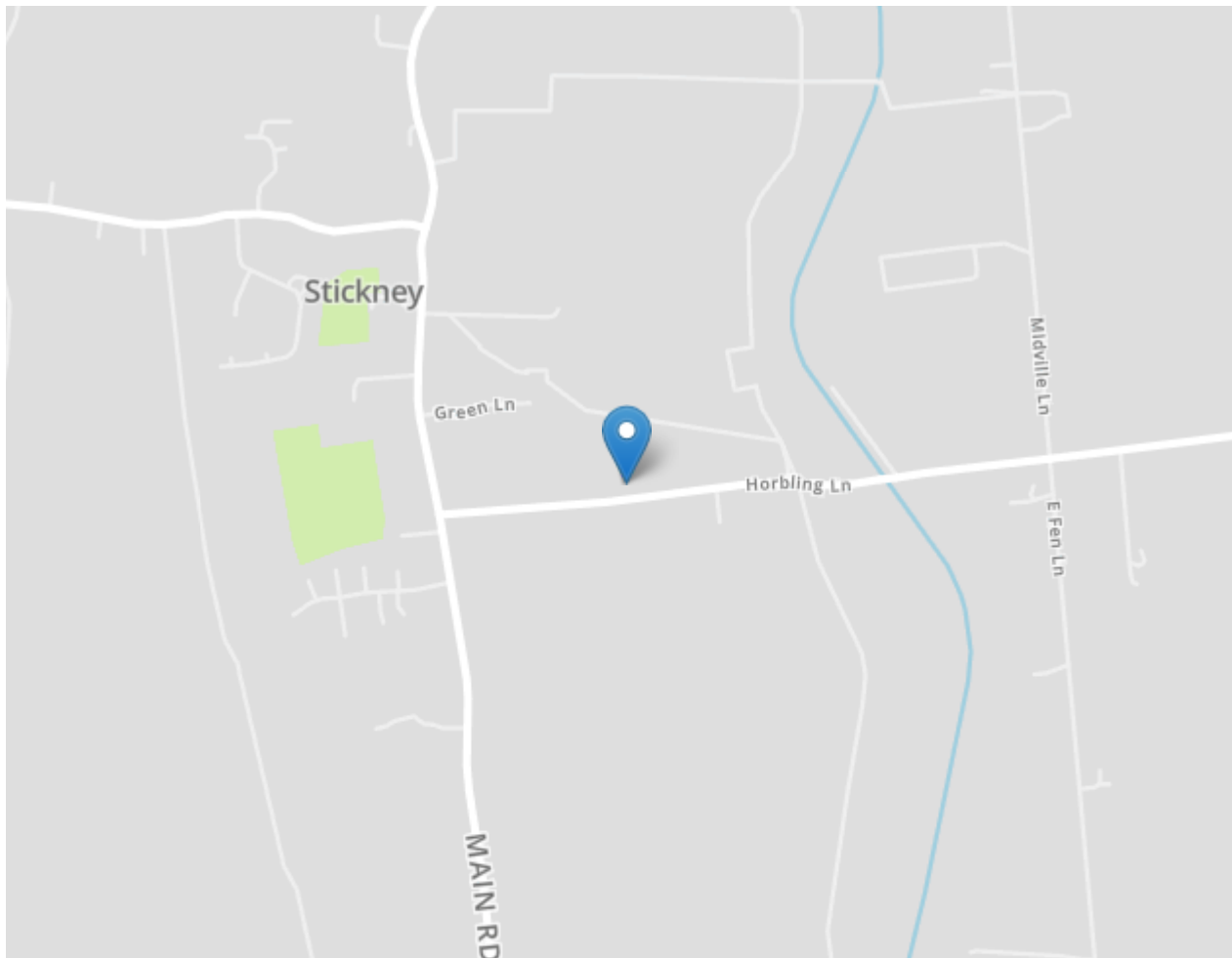
AGENT'S NOTES

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.



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Ground Floor

Approx. 107.9 sq. metres (1161.2 sq. feet)



Total area: approx. 107.9 sq. metres (1161.2 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC



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