



£199,950

Withywindle, Leagate Road, Antons Gowt, Boston, Lincolnshire PE22 7BN

SHARMAN BURGESS

**Withywindle, Leagate Road, Antons Gowt,
Boston, Lincolnshire PE22 7BN
£199,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having partially obscure glazed front entrance door, windows to front elevation, ceiling light point, door to: -

RECEPTION HALL

11' 11" x 9' 0" (3.63m x 2.74m)

Having staircase rising to first floor, radiator, wall mounted central heating thermostat.

A large detached house with grounds extending to approximately 0.5 Acres (s.t.s), IN NEED OF MODERNISATION AND REFURBISHMENT, providing a fantastic opportunity to purchase a property offering great scope and potential for improvement. Accommodation currently comprises an entrance porch, reception hall, kitchen diner, lounge, dining room, sitting room, conservatory, four further ancillary rooms to the ground floor providing potential but currently needing immediate repair. To the first floor are three double bedrooms arranged off a landing, bedroom one benefits from a four piece en-suite bathroom and there is also a family bathroom and a separate WC. Further benefits include a return driveway, air source heat pump and views over open farmland to the rear.



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SITTING ROOM

21' 0" (excluding recess) x 12' 0" (6.40m x 3.66m)

Having dual aspect windows, wood effect laminate flooring, two radiators, coved cornice, wall mounted lighting, ornamental fireplace with tiled hearth and display surround.

DINING ROOM

11' 10" x 11' 6" (3.61m x 3.51m)

Having coved cornice, ceiling light point, Parquet style flooring, archway through to:-

LOUNGE

24' 3" x 11' 10" (7.39m x 3.61m)

Having two windows to rear elevation, two radiators, coved cornice, ceiling light points, TV aerial point, fireplace with fitted hearth and display surround and space for electric fire.

CONSERVATORY

21' 10" x 10' 10" (6.65m x 3.30m)

Having dual aspect windows, door leading out to the garden.

FURTHER CONSERVATORY SECTION

7' 10" x 6' 7" (2.39m x 2.01m)

Having windows to rear elevation, access through to the kitchen diner.



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KITCHEN DINER

34' 2" (maximum) x 8' 4" (maximum) (10.41m x 2.54m)

Having counter tops with inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for Range cooker, plumbing for dishwasher, space for twin height fridge and freezers, dual aspect windows, tiled floor, ceiling mounted lighting, wall mounted electric fuse box, Parquet style flooring to dining area, radiator, ceiling light point, door to: -

ADDITIONAL ENTRANCE AREA

Having polycarbonate roof.

UTILITY ROOM

8' 10" x 5' 2" (2.69m x 1.57m)

Having space for chest freezer, plumbing for automatic washing machine, hot water cylinder.

STORAGE ROOM

14' 8" x 8' 8" (4.47m x 2.64m)

Having dual aspect windows, ceiling light point.

ADDITIONAL STORE

12' 4" x 5' 10" (3.76m x 1.78m)

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

GROUND FLOOR SHOWER ROOM

6' 5" x 7' 5" (1.96m x 2.26m)

Having pedestal wash hand basin, WC, corner shower cubicle with electric shower within, extractor fan, obscure glazed window to side elevation, radiator, tiled floor, ceiling light point.





WALK-IN PANTRY

Having counter top, base level storage units, window to side elevation, ceiling light point.

FIRST FLOOR LANDING

Having radiator, wall mounted lighting, sliding patio doors leading to a first floor balcony.

BEDROOM ONE

13' 11" x 12' 0" (4.24m x 3.66m)

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

EN-SUITE BATHROOM

11' 11" x 6' 9" (3.63m x 2.06m)

Having Jacuzzi style bath, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted electric shower within and fitted shower screen, push button WC, obscure glazed window to front elevation, radiator, ceiling light point, coved cornice.

BEDROOM TWO

11' 11" (maximum) x 10' 8" (maximum) (3.63m x 3.25m)

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

BEDROOM THREE

10' 7" (maximum) x 8' 5" (3.23m x 2.57m)

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

FAMILY BATHROOM

8' 6" x 7' 3" (2.59m x 2.21m)

Having pedestal wash hand basin with tiled splashback, bath with mixer tap and hand held shower attachment, linen cupboard, obscure glazed window to front elevation, electric shaver point, ceiling light point.



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SEPARATE WC

Having WC, obscure glazed window to side elevation, ceiling light point.

EXTERIOR

The property benefits from a plot size of approximately 0.5 Acres (s.t.s) and is accessed over a return concrete driveway which provides ample off road parking and hardstanding. Lawned front gardens are interspersed with shrubs and trees. Vehicular access continues to the left hand side of the property and provides additional parking.

REAR GARDEN

Being laid predominantly to grass, with the initial section currently housing a park home style property (which is to be included in the sale). Beyond, the rear section of the garden widens and is laid to lawn and enjoys views over open farmland.

SERVICES

Mains electricity, water and drainage are connected. The property is served by an air source heat pump.

REFERENCE

14072025/29268103/WIL



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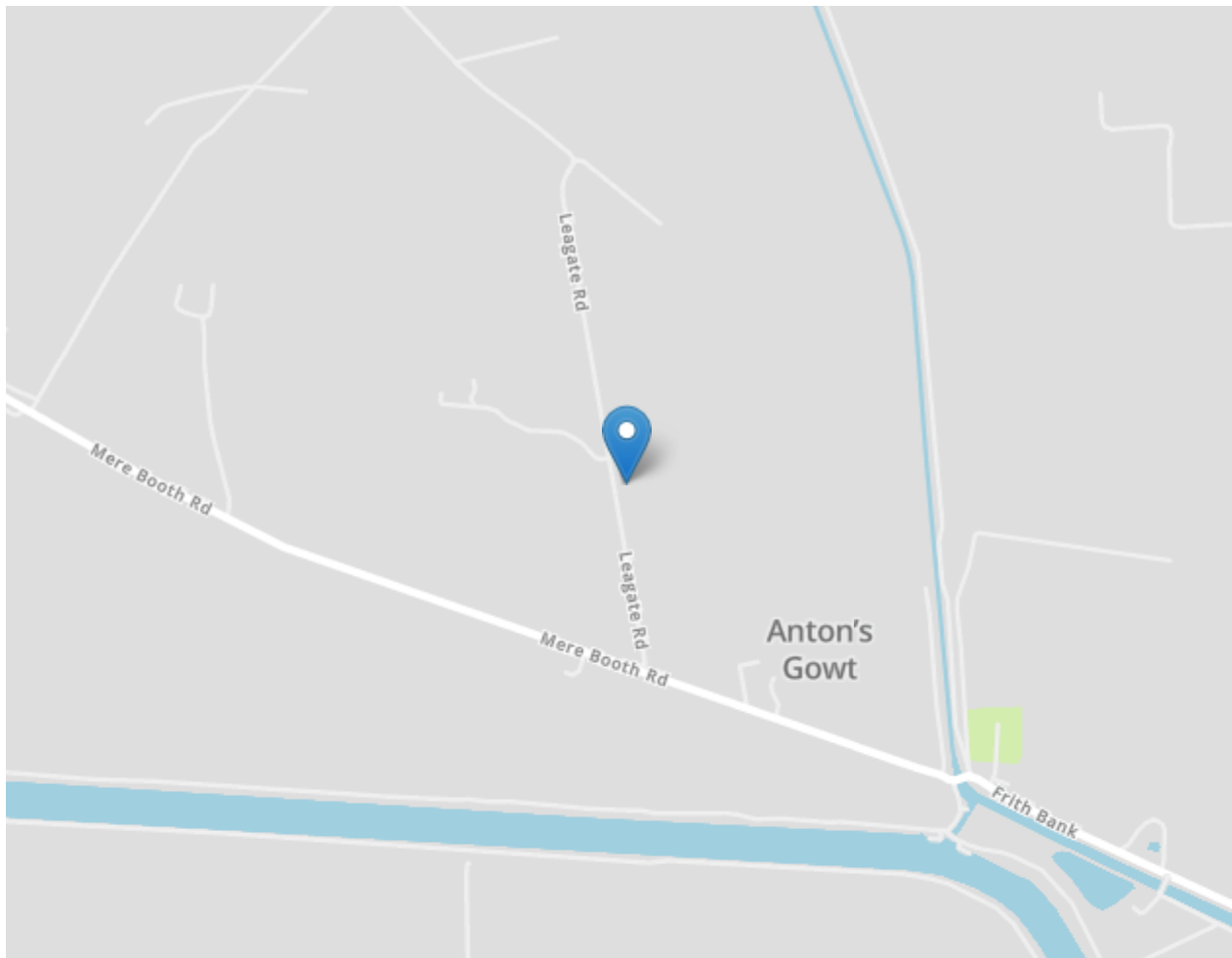
AGENT'S NOTES

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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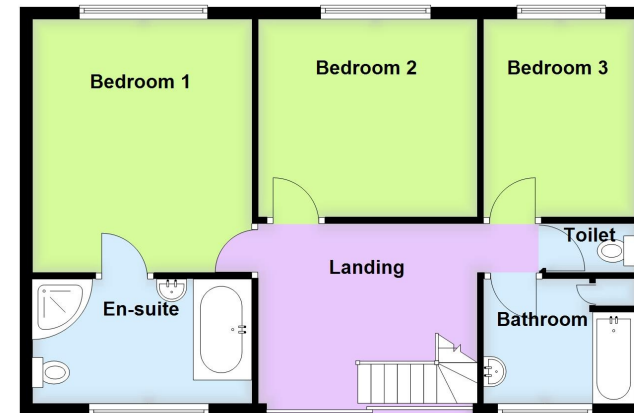
Ground Floor

Approx. 182.5 sq. metres (1964.2 sq. feet)



First Floor

Approx. 64.2 sq. metres (691.0 sq. feet)



Total area: approx. 246.7 sq. metres (2655.2 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		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		