



£319,950

68 Old Main Road, Fosdyke, Boston, Lincolnshire PE20 2BU

SHARMAN BURGESS

**68 Old Main Road, Fosdyke, Boston,
Lincolnshire PE20 2BU
£319,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, staircase rising to first floor landing, wall mounted central heating thermostat, dado rail, coved cornice, ceiling light point, under stairs storage cupboard with wall mounted coat hooks and automatic lighting within.

LOUNGE

20' 6" x 11' 7" (6.25m x 3.53m)

Having bow window to front aspect, two radiators, dado rail, coved cornice, two ceiling light points, additional wall light points, TV aerial point, fireplace with living flame LPG fire, inset and display surround. Double doors through to the Orangery.

An impressive and extremely well presented detached property having been improved and altered by the current vendors. The flexible living accommodation comprises an entrance hall, lounge, kitchen, utility room, large orangery with doors leading the rear garden, downstairs cloakroom, sizeable ground floor bedroom with en-suite shower room making an ideal guest suite or potential office for those working from home. To the first floor are three double bedrooms arranged off a landing, with bedroom one having a fitted dressing room and en-suite shower room. Further benefits include a first floor modern shower room, LPG heating and attractive gardens to the rear.



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KITCHEN

8' 8" x 11' 7" (2.64m x 3.53m) (both maximum measurements)

An extremely well presented and well appointed fitted kitchen comprising worktops with inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units, larder style unit and matching eye level wall units, space for twin height fridge freezer, integrated dishwasher, integrated oven and grill, fitted microwave combi, wine cooler (to be included within the sale), four ring induction hob with glass splashback and illuminated fume extractor above, ceiling recessed lighting, under cupboard lighting, inset worktop pull up power supplies.

UTILITY ROOM/SIDE ENTRANCE

Having worktop, space for standard height fridge or freezer, plumbing for automatic washing machine, wall mounted Viessmann LPG boiler, coved cornice, ceiling light point, obscure glazed side entrance door.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising push button WC, wash hand basin, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to rear aspect, heated towel rail.



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ORANGERY

22' 10" x 11' 4" (6.96m x 3.45m)

Also accessed from the kitchen. With windows to side and rear aspects, French doors leading to the garden, two radiators, ceiling recessed lighting, TV aerial point, fitted electric blinds.

GROUND FLOOR BEDROOM FOUR

16' 8" (maximum measurement taken into entrance area) x 9' 0" (maximum measurement) (5.08m x 2.74m)

Having window to front aspect, radiator, ceiling light point. In the Agents opinion, this ground floor bedroom presents a particularly versatile room and has the scope and potential to be used as a permanent office space or ground floor family member/guest suite as it also has an en-suite, as follows:-

EN-SUITE SHOWER ROOM

Comprising a pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted electric shower and fitted shower screen, heated towel rail, coved cornice, ceiling light point, extractor fan, obscure glazed window to side aspect, fully tiled walls and floor.

STAIRS & LANDING

Having stairs rising from entrance hall, window to front aspect, radiator, dado rail, coved cornice, ceiling light point, access to roof space.

BEDROOM ONE

10' 6" x 9' 9" (3.20m x 2.97m) (both maximum measurements)

Having window to front aspect, radiator, coved cornice, ceiling light point.



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WALK-IN DRESSING ROOM

9' 9" x 6' 6" (2.97m x 1.98m) (both maximum measurements)
Having coved cornice, ceiling light point, range of fitted storage units with shelving and hanging rails.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising double shower area with wall mounted digital Mira shower and fitted shower screen, push button WC, wash hand basin with mixer tap and vanity unit beneath, storage to the side and wall mounted mirror above. Heated towel rail, coved cornice, ceiling light point, extractor fan, obscure glazed window to rear aspect.

BEDROOM TWO

11' 8" x 8' 8" (3.56m x 2.64m) (both maximum measurements)
Having window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

11' 8" x 11' 5" (3.56m x 3.48m) (both maximum measurements)
Having window to front aspect, radiator, coved cornice, ceiling light point.

FAMILY SHOWER ROOM

Having a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, shower cubicle with wall mounted Mira electric shower and fitted screen, heated towel rail, fully tiled walls, coved cornice, ceiling light point, extractor fan.



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EXTERIOR

The property is approached through wrought iron double gates with brickwork pillars to either side leading to a substantial granite gravelled driveway providing ample off road parking and hardstanding for numerous vehicles. The front garden has mature beds and borders containing a variety of plants and shrubs, wall to front boundary and is served by outside light.

To the rear, the property benefits from an extremely well presented garden with sections of shaped lawns and beds and borders containing a variety of plants and shrubs. There is an Indian sandstone patio seating area and further raised decked seating area. The garden is fully enclosed and served by external tap and lighting.

DETACHED WORKSHOP/STORE

Of block construction with fibreglass roof. With uPVC obscure glazed door, uPVC window, served by power, lighting and electric heating. In the Agents opinion, this building has further potential to be used as an office space.

SERVICES

Mains water, electricity and drainage are connected to the property. The property is served by LPG heating and the screened gas tank is situated on the driveway.

REFERENCE

26112819/15032023/OSH



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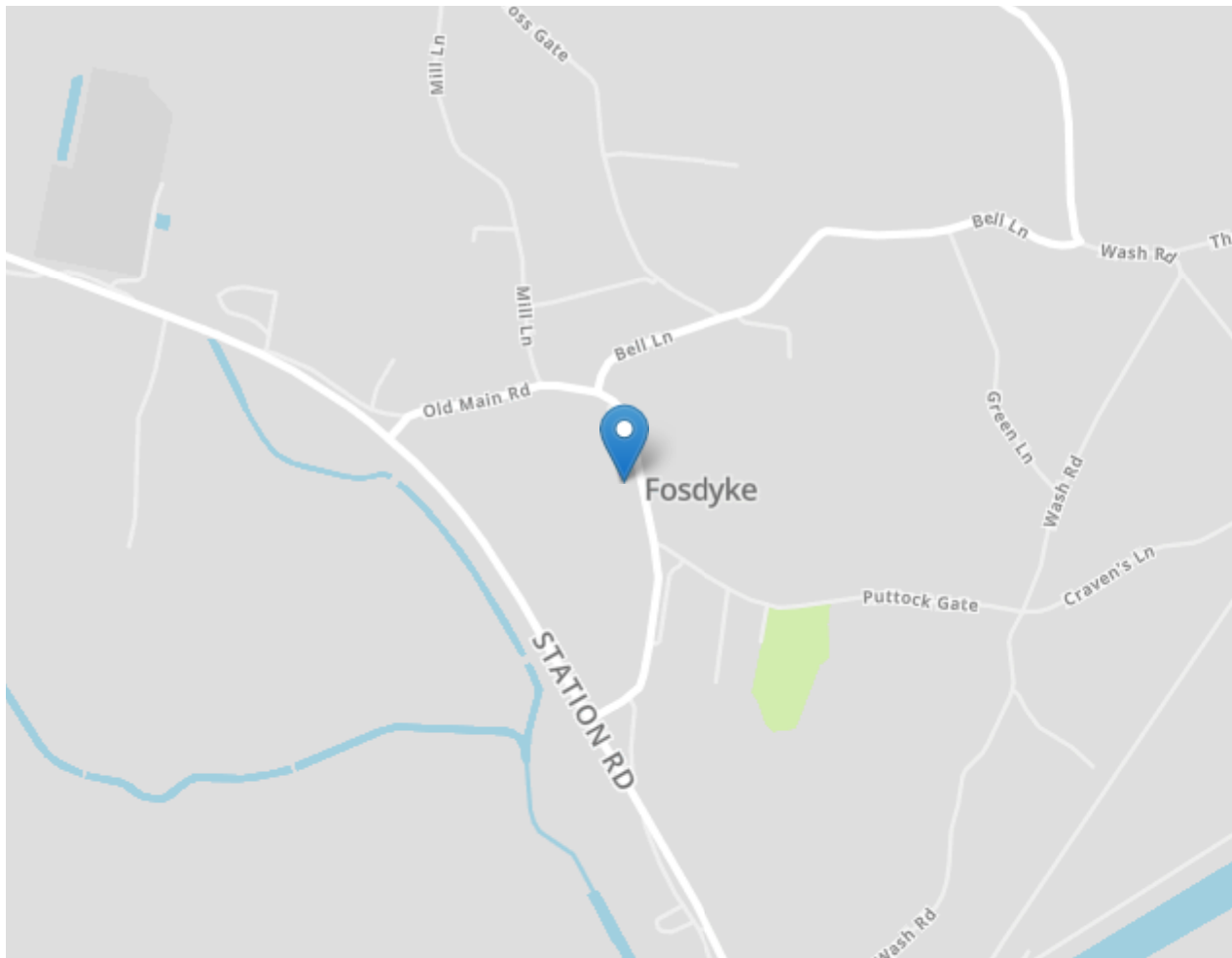
AGENT'S NOTES

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.

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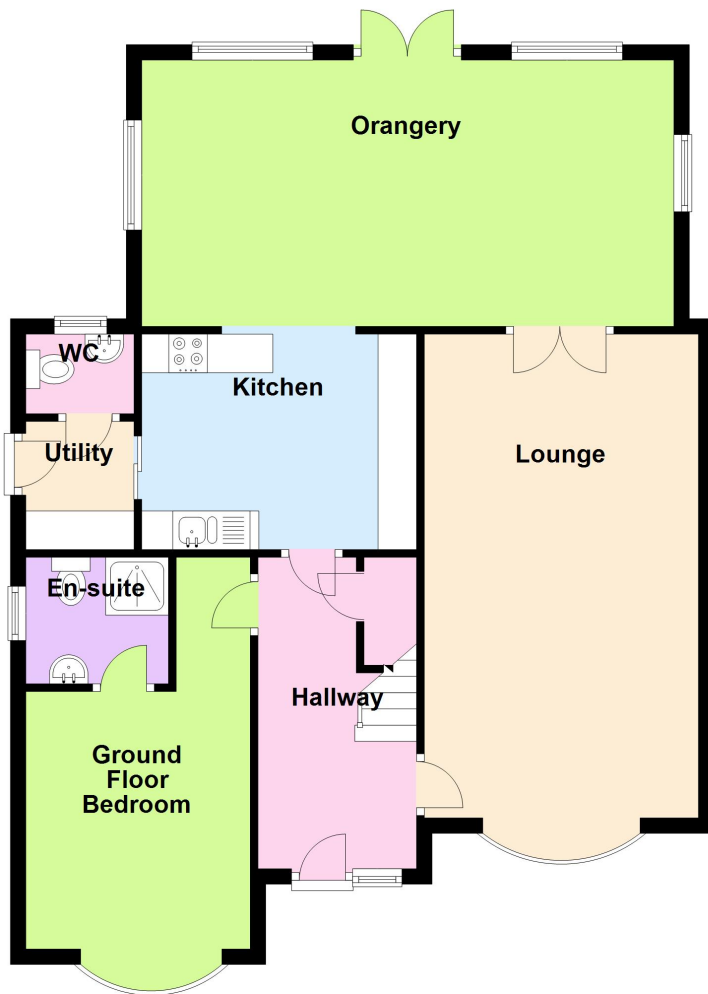
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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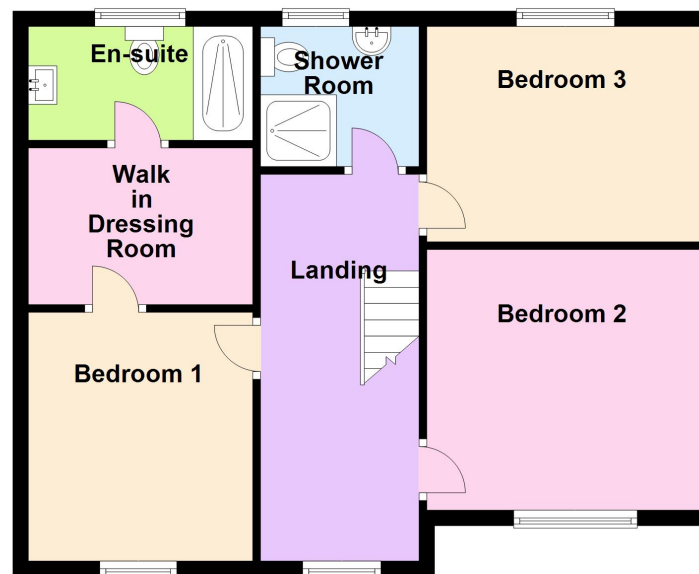
Ground Floor

Approx. 86.2 sq. metres (927.7 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 143.9 sq. metres (1548.8 sq. feet)

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