



**£375,000**

Honey Bee Cottage, Trader Bank, Sibsey, Boston, Lincolnshire PE22 0UH

**SHARMAN BURGESS**



**Honey Bee Cottage, Trader Bank, Sibsey,  
Boston, Lincolnshire PE22 0UH  
£375,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed side entrance door, staircase leading off, radiator, coved cornice, two ceiling light points, wall mounted coat hooks, built-in cloak cupboard with hanging rail and shelving within.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising WC, wash hand basin with tiled splashback, obscure glazed window, radiator, ceiling light point.

An extended and improved large family home offering well proportioned flexible living accommodation throughout. Accommodation currently comprises an entrance hall, study, lounge, dining/sitting room, kitchen, breakfast room, large utility room and ground floor cloakroom. To the first floor are 4/6 bedrooms, depending on potential purchasers requirements. There is also a good sized three piece family shower room. Further benefits include ample off road parking, large driveway, garage/workshop, oil central heating and uPVC double glazing. The property sits on a fantastic plot, in a highly sought after location, on the edge of the popular village of Sibsey and enjoys expansive views over open farmland.



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### STUDY

8' 7" x 10' 0" (2.62m x 3.05m)

Having window to front elevation, radiator, coved cornice, ceiling mounted strip light.

### LOUNGE

13' 11" (maximum including chimney breast) x 20' 5" (maximum) (4.24m x 6.22m)

Having window to front elevation, two radiators, coved cornice, ceiling recessed lighting, additional wall light points, TV aerial point, fitted feature log burner with tiled hearth.

### DINING/SITTING ROOM

20' 4" (maximum) x 10' 9" (maximum including chimney breast) (6.20m x 3.28m)

Having window to side elevation, French doors to the front elevation, radiator, coved cornice, ceiling light point with ornamental ceiling rose, wall mounted lighting, feature fireplace with exposed brickwork chimney breast with display mantle, open grate and quarry tiled hearth.

### KITCHEN

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

Having counter tops with matching upstands, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, matching eye level wall units, space for standard height fridge or freezer, plumbing for dishwasher, integrated waist height double oven and grill, four ring LPG hob with fume extractor above, window to rear elevation, coved cornice, ceiling recessed lighting, radiator, archway through to: -



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### BREAKFAST ROOM

10' 9" x 12' 0" (3.28m x 3.66m)

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

### UTILITY ROOM

12' 1" x 10' 0" (3.68m x 3.05m)

Having counter top with inset stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for condensing tumble dryer, plumbing for automatic washing machine, floor mounted Boulter Classic oil central heating boiler, ceiling mounted strip light, radiator, window to rear elevation, obscure glazed rear entrance door.

### FIRST FLOOR LANDING

Having access to roof space, radiator, coved cornice, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

### BEDROOM ONE

14' 11" x 10' 9" (maximum) (4.55m x 3.28m)

Having window to front elevation, radiator, coved cornice, ceiling light point, additional wall light points, doors to:-

### WALK-IN WARDROBE

Having coved cornice, ceiling light point, fitted shelving and hanging rail within.







### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted electric shower within and fitted shower screen, wash hand basin with vanity unit beneath, WC with concealed cistern, radiator, coved cornice, ceiling light point, obscure glazed window to rear elevation.

### BEDROOM TWO

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

Having window to rear elevation, radiator, coved cornice, wall mounted lighting, doors to: -

### POTENTIAL DRESSING ROOM

13' 11" x 7' 5" (maximum with reduced head height) (4.24m x 2.26m)

Currently used as additional bedroom space. Having a feature circular window to the side elevation, wall light point.

### STUDY/PLAY ROOM

12' 0" x 6' 5" (maximum with reduced head height) (3.66m x 1.96m)

Currently used as additional bedroom space. Having circular window to rear elevation, wall light point.

### BEDROOM THREE

11' 9" x 10' 0" (3.58m x 3.05m)

Having window to front elevation, radiator, coved cornice, wall mounted lighting.

### BEDROOM FOUR

11' 11" (maximum) x 13' 11" (maximum) (3.63m x 4.24m)

Currently used as an additional office. Having window to front elevation, radiator, coved cornice, ceiling light point.



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### FAMILY SHOWER ROOM

9' 11" x 8' 1" (3.02m x 2.46m)

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower within and fitted shower screen, radiator, obscure glazed window, coved cornice, ceiling light point.

### EXTERIOR

The property is approached over a driveway which provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to an area of concrete hardstanding to the left hand side of the property, leading on to the detached garage workshop. The front garden is predominantly laid to sections of lawn with flowering plants and shrubs borders and interspersed with a variety of trees. The front garden is served by outside lighting and has hedging to the boundaries.

### DETACHED GARAGE/WORKSHOP

23' 6" x 11' 8" (7.16m x 3.56m)

Having double doors, served by power and lighting, personnel door leading to the garden,

### REAR GARDEN

Initially comprising a paved patio seating area providing entertaining space, leading to further lawned sections with plant and shrub borders and additional paved patios. The garden is enclosed by a mixture of fencing and hedging and houses a timber garden shed, which is to be included in the sale.

### SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank. The property is served by oil fired central heating.

### REFERENCE

16012025/27485893/CRO



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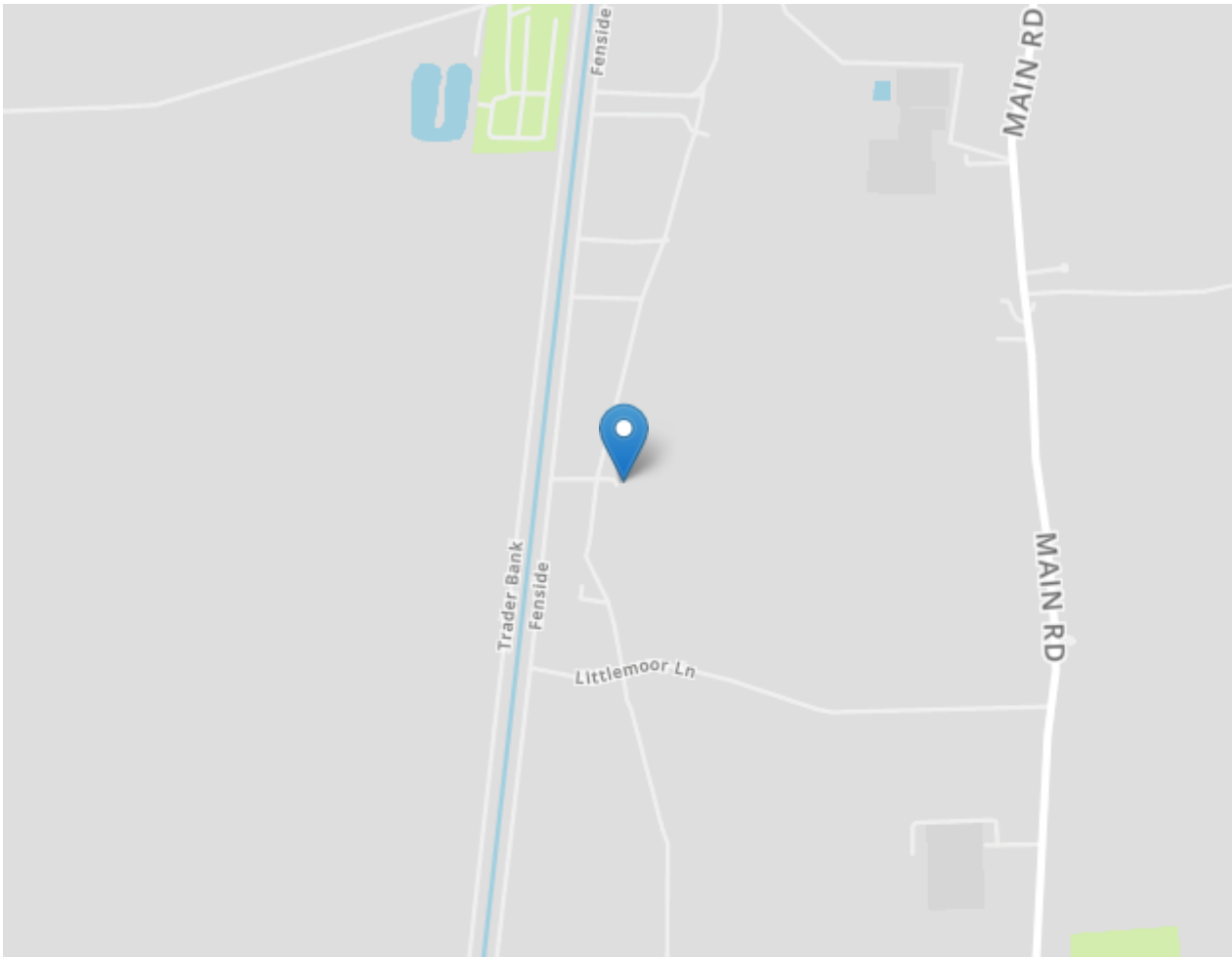
## AGENT'S NOTES

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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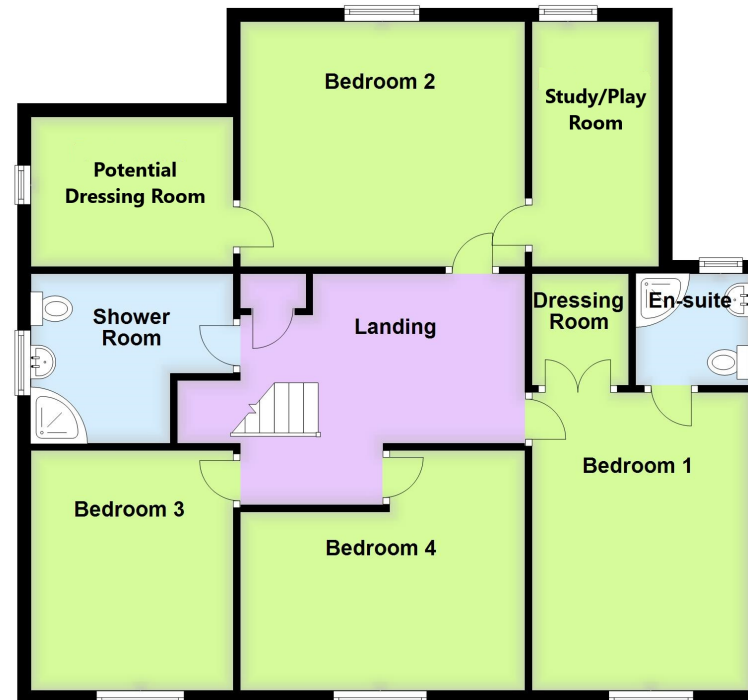
### Ground Floor

Approx. 106.9 sq. metres (1150.6 sq. feet)



### First Floor

Approx. 97.4 sq. metres (1048.8 sq. feet)



Total area: approx. 204.3 sq. metres (2199.3 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	