



£297,500

School House Farm, Frith Bank, Boston, Lincolnshire PE22 7BB

SHARMAN BURGESS

**School House Farm, Frith Bank, Boston,
Lincolnshire PE22 7BB
£297,500 Freehold**

Situated on a plot size of approximately 0.43 of an Acre (subject to survey), this large and unique semi-detached family home offers spacious and versatile accommodation throughout, along with extensive garaging and workshop facilities. The property benefits from a substantial driveway providing ample off-road parking and enjoys gardens to the front, side and rear, with views over open agricultural farmland.

ACCOMMODATION

ENTRANCE HALL

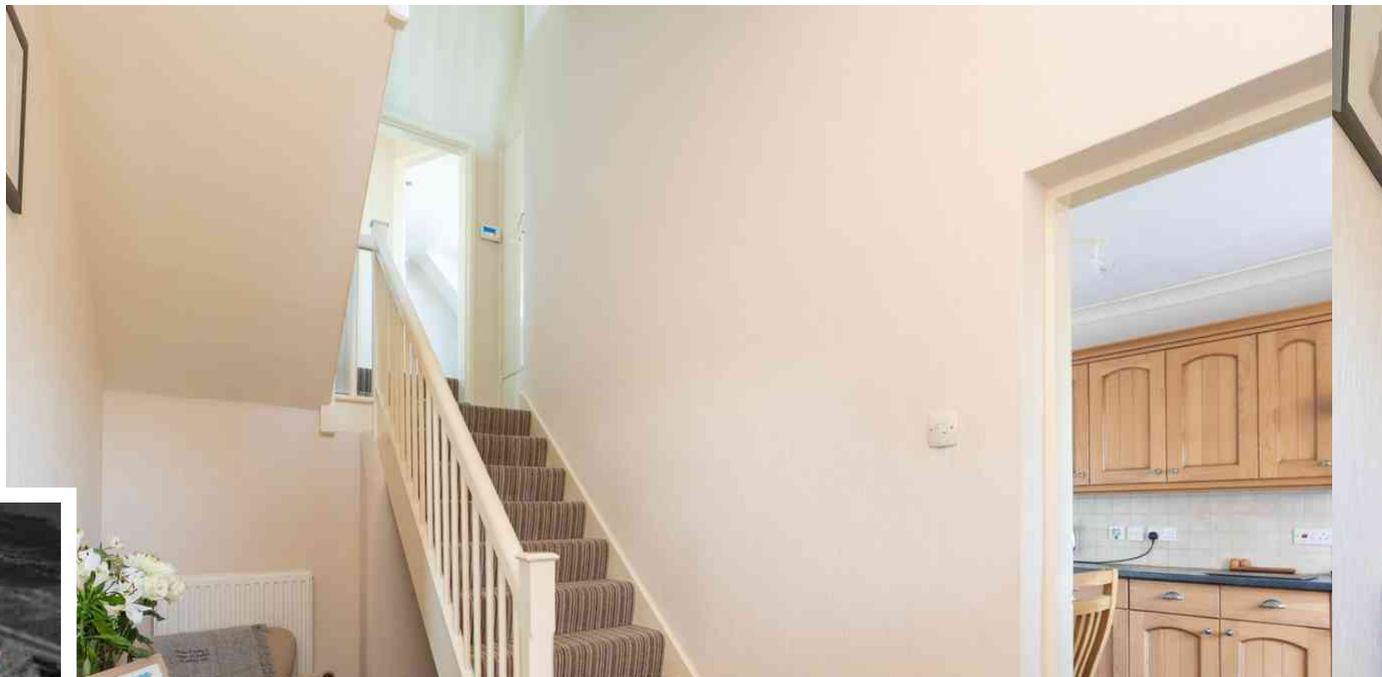
14' 0" x 6' 11" (maximum) (4.27m x 2.11m)

Having partially obscure glazed front entrance door staircase leading off, radiator, ceiling light point, wall mounted doorbell chime.

LOUNGE

16' 4" (maximum into bay window) x 15' 0" (4.98m x 4.57m)

Having feature bay window to the front aspect, fitted multi-fuel burner with tiled hearth and exposed brickwork surround with display mantle above and housing for a TV to the left hand side, radiator, coved cornice, ceiling light point, additional wall mounted lighting.



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KITCHEN DINER

15' 8" (maximum into bay window) x 9' 10" (4.78m x 3.00m)

Having tiled floor with electric underfloor heating, radiator, roll edge work surfaces with inset stainless steel sink and drainer with mixer tap, range of base level units, wall units with under cupboard lighting, integrated dishwasher, integrated fridge, integrated oven and grill, four ring electric hob with illuminated stainless steel extractor over, dual aspect windows, coved cornice, ceiling light point.

INNER LOBBY

With access to a storage alcove with wall mounted coat hooks, tiled flooring, ceiling light point.

CONSERVATORY

Of brick and uPVC double glazed construction with polycarbonate roof. Door to driveway, tiled floor, radiator, wall mounted lighting, built-in storage cupboard housing the electric meter and electric fuse box.

WALK-IN PANTRY

Having tiled floor, wall mounted shelving providing excellent storage space, ceiling light point, space for fridge or freezer.



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UTILITY ROOM

14' 10" (maximum) x 13' 0" (maximum) (4.52m x 3.96m)

Having countertop with stainless steel sink and drainer, base level units and wall units, floor mounted Worcester oil central heating boiler, space for condensing tumble dryer, plumbing for automatic washing machine, space for chest freezer, ceiling mounted lighting, obscure glazed window to side aspect, step down to additional storage/lobby area with access to wood store, personnel door to garage.

GROUND FLOOR CLOAKROOM

Having WC with concealed cistern, ceiling recessed light.

FIRST FLOOR LANDING

Having access to airing cupboard housing the hot water cylinder and slatted linen shelving within, additional walk-in store with rooflight window to the rear aspect and wall mounted lighting, further light point, window to front aspect.

FAMILY BATHROOM

13' 0" x 6' 1" (3.96m x 1.85m)

Having WC with concealed cistern, Corian wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap and handheld shower attachment, shower cubicle with wall mounted shower with hand held shower attachment and extractor fan within and fitted shower screen, ceiling recessed lighting, two heated towel rails, obscure glazed window to side aspect.

BEDROOM ONE

15' 1" x 13' 1" (4.60m x 3.99m)

Having window to front, radiator, ceiling light point.





BEDROOM TWO

9' 1" x 14' 0" (maximum reduced head height) (2.77m x 4.27m)
Having two windows to side aspect, radiator, ceiling recessed lighting, access to loft space.

BEDROOM FOUR/OFFICE

13' 0" x 8' 3" (maximum with reduced head height) (3.96m x 2.51m)
Having two Velux windows, radiator, ceiling light point, glazed double doors leading to bedroom three.

BEDROOM THREE

12' 1" (maximum) x 12' 7" (maximum with reduced head height) (3.68m x 3.84m)
Accessed via bedroom four, window to rear aspect, radiator, ceiling light point, vanity unit with wash hand basin and mixer tap with wall mounted mirror above and storage beneath.

EXTERIOR

The property sits on a generous plot of approximately 0.43 acres (subject to survey) with gardens to the front, side and rear. A large driveway leads to the property, flanked by lawned areas with mature beds and borders containing a variety of plants and shrubs. There is Beech hedging to the front boundary and a range of trees. Victorian style lighting lines the driveway, which continues to wrought iron double gates opening onto further hardstanding, providing turning space and parking for numerous vehicles as well as vehicular access to both the rear garage and garage/workshop block. The gardens feature paved patio seating areas, shaped lawns, established planting, an additional block paved seating area with pergola and Summerhouse, and an approximate 8ft x 10ft greenhouse. The gardens are enclosed by a mixture of walling, fencing and hedging and are served with outside lighting.



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ADJOINING GARAGE

21' 1" x 12' 6" (6.43m x 3.81m)

With electric roller door, served by power and lighting, cold water tap, Belfast sink.

GARAGE AND WORKSHOP BLOCK

GARAGE

15' 7" x 11' 10" (4.75m x 3.61m)

with electric roller door, served by power and lighting.

WORKSHOP SECTION ONE

8' 0" x 6' 7" (2.44m x 2.01m)

With electric roller door.

WORKSHOP SECTION TWO

8' 4" x 7' 8" (2.54m x 2.34m)

With archway from section one, fitted workbench, served by power and lighting, obscure glazed window.

CENTRAL COVERED STORAGE AREA

Situated between the garage and workshop, with sensor operated recessed lighting.

SERVICES

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

REFERENCE

16032026/30095309/CLA



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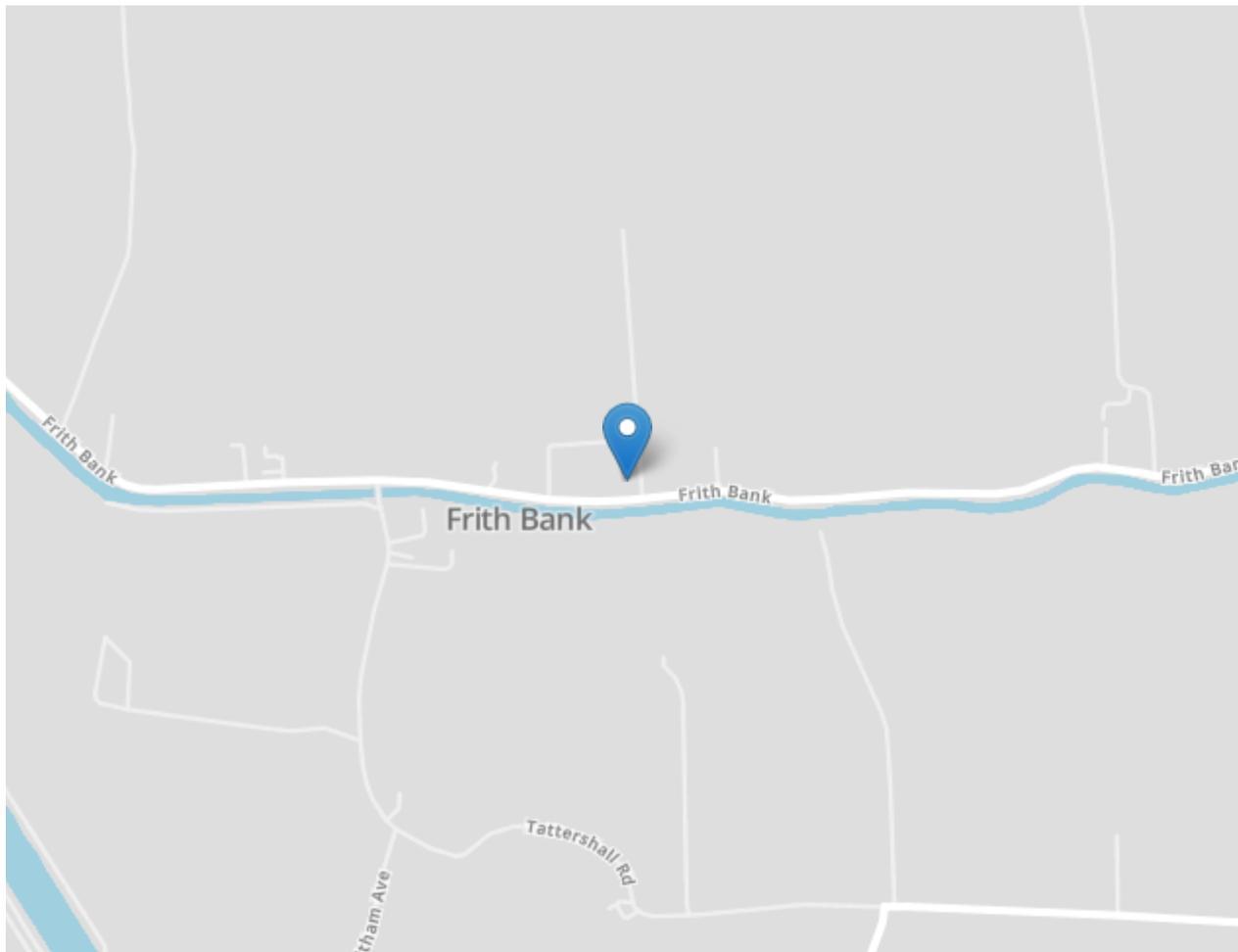
AGENT'S NOTES

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.

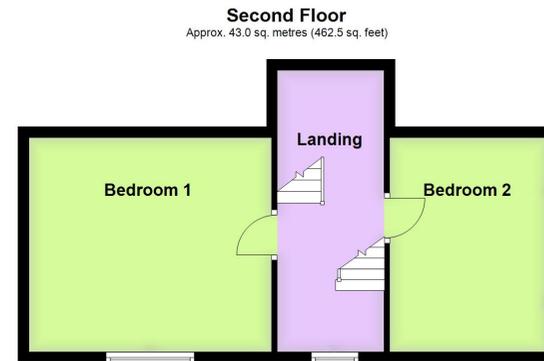
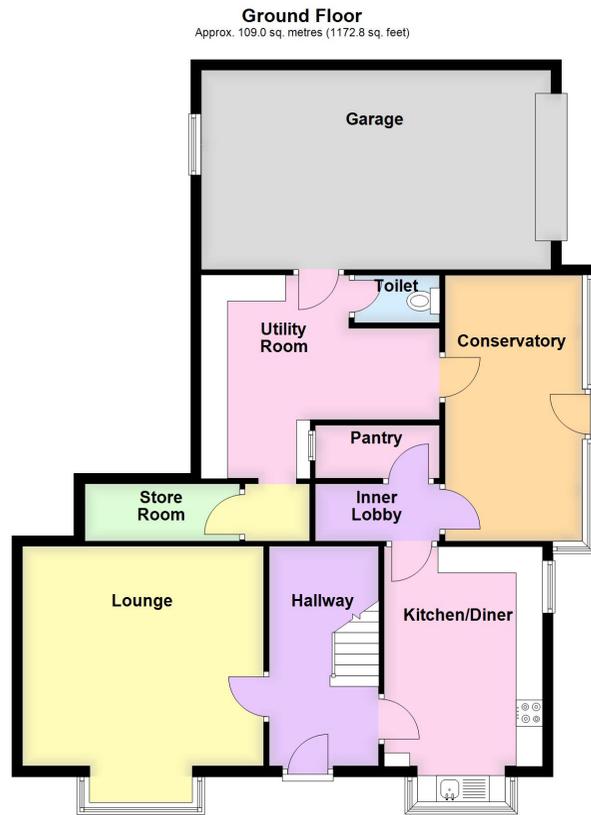
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



SHARMAN BURGESS



Total area: approx. 199.6 sq. metres (2148.5 sq. feet)



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