



**£379,950**

Everest Lodge, Holland Lane, Friskney, Boston, Lincolnshire PE22 8QP

**SHARMAN BURGESS**

**Everest Lodge, Holland Lane, Friskney,  
Boston, Lincolnshire PE22 8QP  
£379,950 Freehold**

**ACCOMMODATION**

With partially obscure glazed front entrance door with coloured glass detailing leading into the entrance hall.

**ENTRANCE HALL**

With radiator, two ceiling light points, door to lounge.

**LOUNGE**

13' 10" (maximum) x 13' 6" (maximum measurement into bay window) (4.22m x 4.11m)

With feature bay window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, feature multi fuel burner with tiled hearth, exposed brickwork surround and Oak display mantle above.

Being situated in a semi-rural location and having a plot size approaching 1 Acre (s.t.s) this good sized four bedroom detached bungalow offers flexible living accommodation comprising an entrance hall, lounge, kitchen diner, utility room and cloakroom, four bedrooms and a family bathroom. Further benefits include a double garage with further accommodation offering an additional bedroom/office to the rear and bathroom providing further scope and potential for alteration (s.t.p.p) Further benefits include LPG central heating, open views and ample off road parking.



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### LARGE KITCHEN DINER

19' 9" x 18' 10" (6.02m x 5.74m) (both maximum measurements)

With Oak work surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, space for American style fridge freezer, Belling Range with double electric oven, warming tray and grill and LPG hob with illuminated fume extractor above, tiled flooring, ceiling mounted lighting, window to rear aspect, French doors leading to the rear garden. Door to inner lobby.

### INNER LOBBY

With ceiling light point, wall mounted electric fuse box.

### BOILER ROOM

With wall mounted Worcester LPG central heating boiler, tiled flooring, shelving, ceiling light point and obscure glazed window.

### FURTHER LOBBY AREA

Accessed from the kitchen diner and benefitting from light point and bi-fold door to cloakroom.

### GROUND FLOOR CLOAKROOM

With push button WC, wash hand basin with mixer tap and tiled splashback, tiled flooring, ceiling light point.



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### UTILITY ROOM

14' 3" x 6' 5" (4.34m x 1.96m) (both maximum measurements)  
With roll edge work surface with base level storage units, plumbing for automatic washing machine, space for condensing tumble dryer, obscure glazed door to rear aspect, polycarbonate roof, ceiling fluorescent strip light.

### BEDROOM ONE

15' 2" (maximum measurement) x 13' 6" (maximum measurement taken into bay window) (4.62m x 4.11m)  
Having feature bay window to the front aspect, two windows to side aspect, additional door leading to the side aspect, coved cornice, ceiling light point, radiator.

### BEDROOM TWO

12' 4" (maximum measurement into recess) x 11' 8" (3.76m x 3.56m)  
With window to side aspect, radiator, ceiling light point.

### BEDROOM THREE

8' 9" x 9' 0" (2.67m x 2.74m)  
With window to rear aspect, radiator, ceiling light point.

### BEDROOM FOUR

11' 8" x 7' 0" (3.56m x 2.13m)  
With window to side aspect, radiator, ceiling light point, access to roof space.





### **FAMILY BATHROOM**

With a four piece suite comprising a panelled bath with mixer tap, push button WC, wash hand basin with storage beneath and mixer tap, shower area with wall mounted mains fed shower and hand held shower attachment and fitted shower screen, heated towel rail, extractor fan, electric shaver point, ceiling light point.

### **EXTERIOR**

The property is initially approached over a driveway which provides hardstanding and leads to the plot which in total approaches 1 Acre (s.t.s). Gated access leads from the first part of the driveway and gives vehicular access to the double garage. The property is surrounded on all sides by gardens which are predominantly laid to large areas of grassland, with a mixture of fencing and hedging and trees to the boundaries. Also sited within the grounds is a static caravan (currently used for storage) and a further large shed currently being used for wood storage.

### **DOUBLE GARAGE**

19' 7" x 20' 5" (5.97m x 6.22m)

With up and over door, served by power and lighting, personnel door leading to the garden.

To the rear of the garage, accessed through an outside door leads to an area which would provide an ideal home work space or additional guest accommodation.

### **ACCOMMODATION**

Hallway with light point and door leading to office space.



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### OFFICE

13' 0" x 11' 7" (3.96m x 3.53m)

With window to rear aspect, radiator, ceiling light point.

### BATHROOM

Having a three piece suite comprising a pedestal wash hand basin with mixer tap, WC, bath with mixer tap and wall mounted mains fed shower with fitted shower screen, heated towel rail, obscure glazed window to rear aspect, ceiling light point.

### SERVICES

Mains electricity and water are connected to the property. Drainage is to a private septic tank. LPG central heating.

### REFERENCE

100522/HAL



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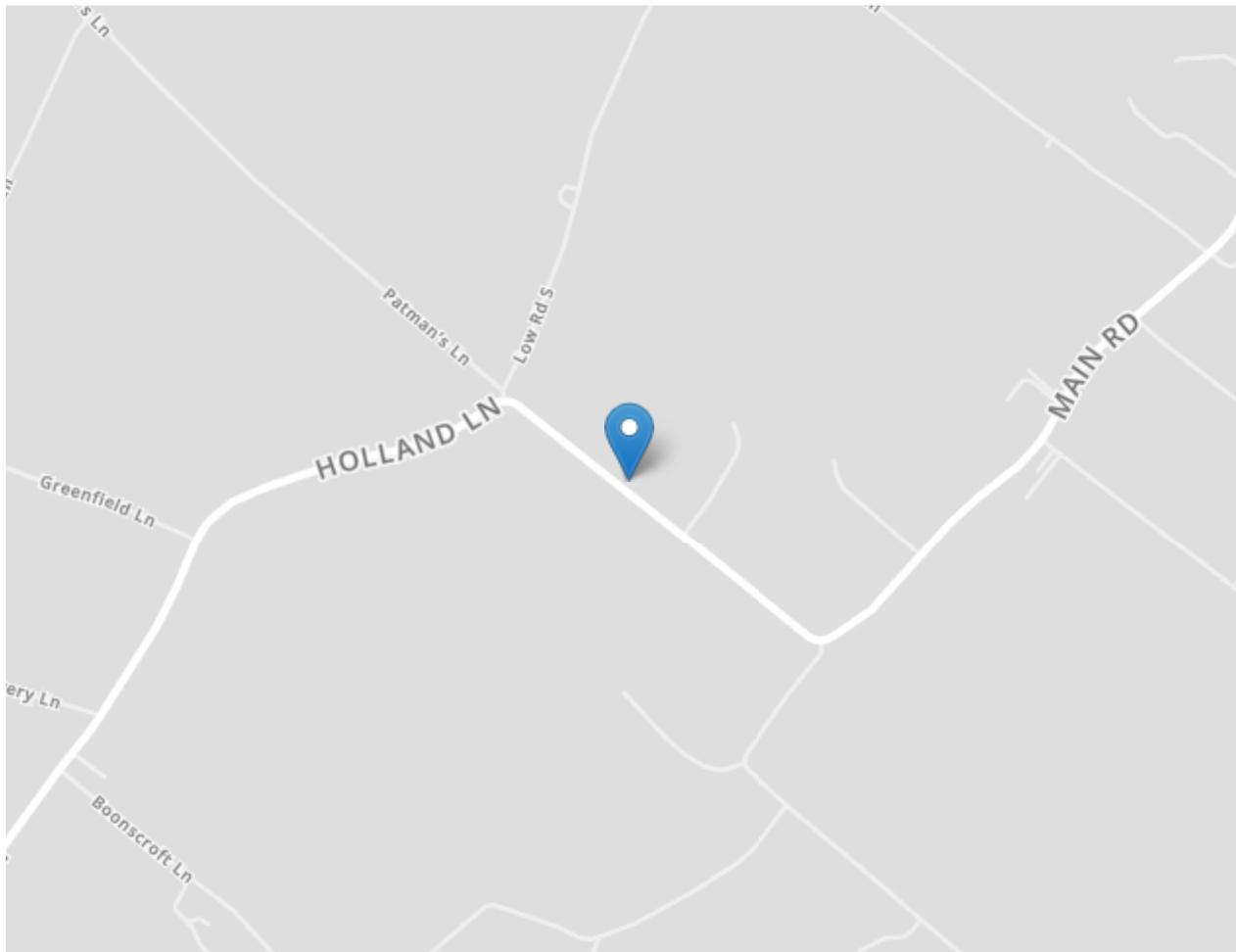
## AGENT'S NOTES

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**

**Ground Floor**  
Approx. 124.8 sq. metres (1343.9 sq. feet)



Total area: approx. 124.8 sq. metres (1343.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	