



Bryan's Cottage, Armtree Road, Langrick, Boston, PE22 7AQ



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Freehold

£229,950



Key Features

- Detached cottage
- Three bedrooms
- Lounge & dining room
- Bedroom with separate WC
- Bedroom with en-suite shower
- Driveway & garage
- Plot approx. 0.41 acre (STS)
- EPC rating E





A detached cottage on a plot of approximately 0.41 acre, subject to survey and with a far reaching open view to the rear. Having accommodation comprising: entrance porch, entrance hall, lounge, dining room, bedroom three with separate WC, dining kitchen and rear entrance porch to ground floor. Bedroom one with en-suite & further bedroom to first floor. Outside the property stands in lawned gardens with a driveway providing off-road parking and a garage. The property occupies a good sized plot which is ideal for extension to the property or offers a potential building plot, subject to any necessary planning permission.



ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE PORCH

Having windows to side, front & rear elevations and further part glazed door with side screen to the:

ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, staircase rising to first floor and understairs storage cupboard.

LOUNGE

4.31m x 3.71m (14'1" x 12'2")

Having window to front elevation, coved ceiling, radiator, wall light points and fireplace with electric wood burner effect fire. Archway to the:

DINING ROOM

3.11m x 2.48m (10'2" x 8'1")

Having windows to front & side elevations, coved ceiling and radiator. Sliding doors to:

BEDROOM THREE

2.61m x 2.48m (8'7" x 8'1")

(max) Having windows to side & rear elevations, coved ceiling, radiator and wall mounted hand basin.

SEPARATE WC

Having window to rear elevation, wood effect flooring and low level WC.





DINING KITCHEN

5.55m x 2.03m (18'2" x 6'8")

Having window to rear elevation, further window to rear elevation overlooking the rear entrance porch and radiator. Fitted with a range of base & wall units with work surfaces, upstands & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and electric hob inset to work surface, integrated electric oven, cupboards, drawers, space & plumbing for automatic washing machine and open-ended shelving under. Further work surface with cupboards & drawers under, cupboards over, space for upright fridge/freezer to side. Small pane glazed door to the:

REAR ENTRANCE PORCH

Having windows to side & rear elevations and part glazed door to side elevation.



FIRST FLOOR LANDING

Having radiator and smoke alarm.

BEDROOM ONE

4.29m x 3.66m (14'1" x 12'0")

(max) Having window to side elevation, coved ceiling, radiator, access to roof space and built-in wardrobes with overhead cupboards.

EN-SUITE SHOWER

Having window to rear elevation, coved ceiling, radiator, tiled walls, built-in airing cupboard housing hot water cylinder with shelving, cupboard, shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

3.02m x 2.15m (9'11" x 7'1")

(wardrobes in addition) Having window to side elevation, coved ceiling, radiator and fitted wardrobes.



EXTERIOR

To the front of the property there is a lawned garden which extends to the side & rear of the property. A driveway provides off-road parking and leads to a garden store and the:

GARAGE

5.87m x 2.85m (19'4" x 9'5")

Having up-and-over door, windows to side & rear, part glazed door to side and attached store.

GARDENS

The gardens are enclosed and majority laid to lawn with established shrubs. Having a concrete patio area, paved patio area, pond, further garden store, greenhouse and oil storage tank.

THE PLOT

The property occupies a plot of approximately 0.41 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water & drainage connected. Heating is via an external oil fired boiler providing for both domestic hot water & heating.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





Floorplan



Total area: approx. 97.9 sq. metres (1053.3 sq. feet)



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