



Sycamore Cottage

Main Road, Carrington, Boston, Lincolnshire PE22 7HZ

£175,000
NO ONWARD CHAIN

BELL



Sycamore Cottage

Main Road, Carrington PE22 7HZ

Lincoln – 31 miles
 Grantham – 38 miles with East Coast rail link to London
 Boston – 8 miles

(Distances are approximate)

A three bedroom semi detached house pleasantly situated within rural Lincolnshire. Internally the property is enhanced by dual aspect living room with open fire and kitchen diner. Outside the property has lawned gardens to the rear and side. The shopping, social and educational facilities can be within the nearby village of Sibsey and the larger Georgian market town of Boston.

Accommodation

Entrance into the property is gained through a uPVC door into:

Side Porch

With uPVC door to the rear and glazed panel door to:

Entrance Lobby

With staircase to the first floor and having radiator, wood effect flooring and door to:

Living Room 11' 11" x 11' 10" (3.63m x 3.60m)

A dual aspect room having open fire place with tiled surround, radiator and power points.

Kitchen Diner 13' 10" x 12' 0" (4.21m x 3.65m)

Overlooking the rear garden and having a range of fitted units comprising one and a half sink drainer inset to worksurface over space and plumbing for dishwasher. To adjoining wall there is further fitted worksurface over base units with space for fridge freezer. There is an electric cooker having base unit to one side, under stairs storage, wood effect flooring, radiator, power points and doorway to:





Inner Lobby

With fitted worksurface to one side over space with plumbing for washing machine, power points and door to:

Bathroom 7' 11" x 6' 3" (2.41m x 1.90m)

With a white suite comprising paneled bath having shower attachment taps, wash hand basin over vanity cupboard and a low-level WC. There is wood effect flooring, electric heater and extractor fan.

First Floor Landing

Being split level and having access to roof space and latch door to:

Bedroom 1 12' 5" x 12' 2" (3.78m x 3.71m) max

With far reaching rural views and having radiator and power points.

Bedroom 2 10' 9" x 8' 0" (3.27m x 2.44m)

Overlooking the rear garden and having built-in airing cupboard, radiator and power points.

Bedroom 3 8' 11" x 8' 10" (2.72m x 2.69m) max

With side aspect and having radiator and power points.

Outside

The property is approached over a foot path leading to the main entrance door. The gardens to the side and rear are laid to lawn with timber garden shed and brick outbuilding.

East Lindsey District Council – Tax band: A
EPC Rating: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.
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