



Riverside Cottage, Pinfold Lane, Stickney, Boston, PE22 8AN



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Freehold

£290,000



## Key Features

- Detached four bedroom cottage
- Lounge/diner & breakfast kitchen
- Dining/reception room
- Utility & shower room
- En-suite bathroom to master bedroom
- Off-road parking & workshop
- Plot approx. 0.38 acre (STS)
- Rural location with open views
- EPC rating D





A detached cottage on a plot of approximately 0.38 acre, subject to survey. In a rural location with open field views. Having accommodation full of character comprising: entrance hall, lounge/diner, breakfast kitchen, utility, rear hall, shower room and dining/reception room to ground floor. Master bedroom with en-suite bathroom, bedroom two with dressing area off and two further bedrooms to first floor. Outside the property has lawned gardens, ample off-road parking and a workshop.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having dado rail and quarry tiled floor.

#### LOUNGE/DINER

7.8m x 3.61m (25'7" x 11'10")

Having bay window & french doors to front elevation, window to rear elevation, feature beams to ceiling, radiator, wood effect flooring, wood panelling effect to dado rail, staircase rising to first floor and brick-built fireplace with inset wood burner.

#### BREAKFAST KITCHEN

3.71m x 3.6m (12'2" x 11'10")

Having windows to front & rear elevations, radiator, wood panelling to dado height, tiled floor and feature beams to ceiling. 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under, cupboard & open-ended shelving over. Further work surface with cupboards & drawers under, cupboard & glazed display unit over. Recess with tiled back & space for LPG range style cooker.

#### UTILITY

3.2m x 1.87m (10'6" x 6'1")

Having window to front elevation, tiled floor, floor standing oil fired boiler providing for both domestic hot water & heating, work surface, space & plumbing for automatic washing machine, dishwasher & tumble dryer under, cupboards over, space for upright fridge/freezer to side.

#### REAR ENTRANCE HALL

Having part glazed door to rear elevation and tiled floor.

#### HALL

Having window to rear elevation and tiled floor.

#### SHOWER ROOM

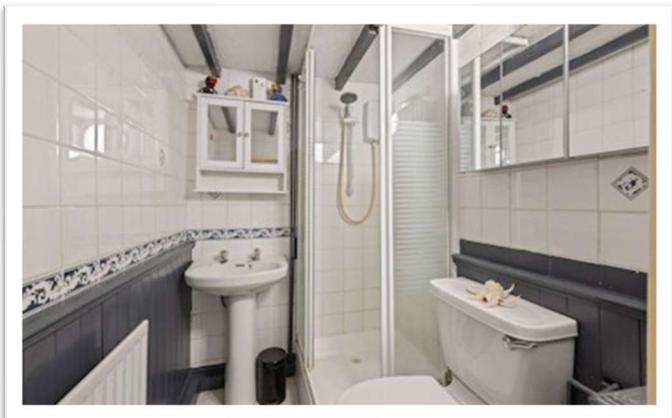
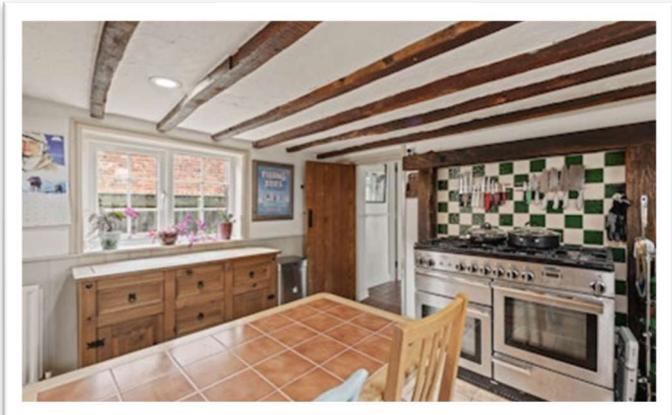
1.72m x 1.44m (5'7" x 4'8")

Beamed ceiling, radiator, wood panelling to dado height, part tiled walls, tiled floor and extractor. Fitted with a suite comprising: shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

#### DINING/RECEPTION ROOM

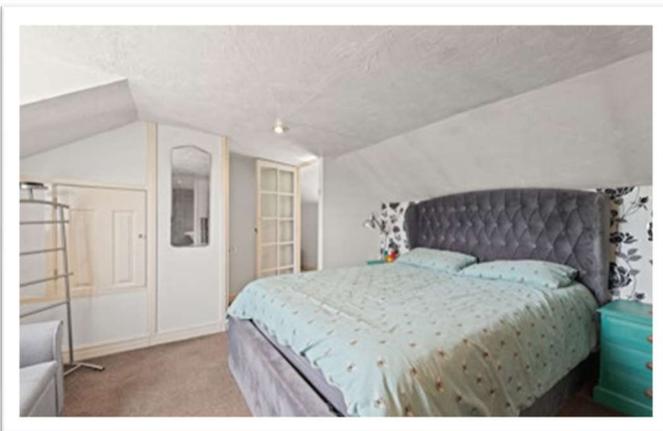
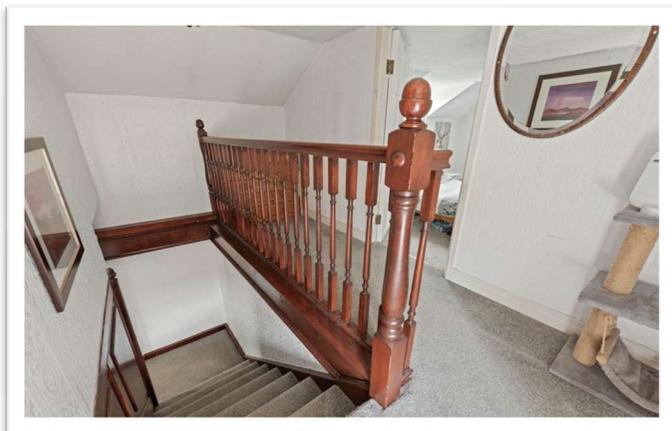
3.73m x 3.48m (12'2" x 11'5")

Having windows to both side elevations, beamed ceiling, radiator, brick-built fireplace with cupboard & shelving to one side, understairs cupboard to other side and door to further staircase rising to first floor.



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### FIRST FLOOR LANDING

Having window to rear elevation

### MASTER BEDROOM

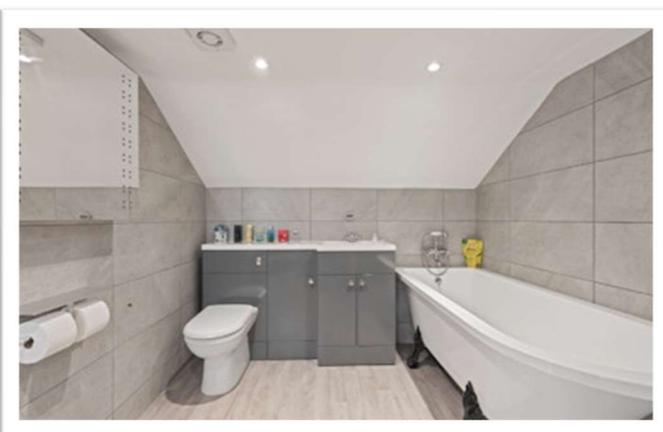
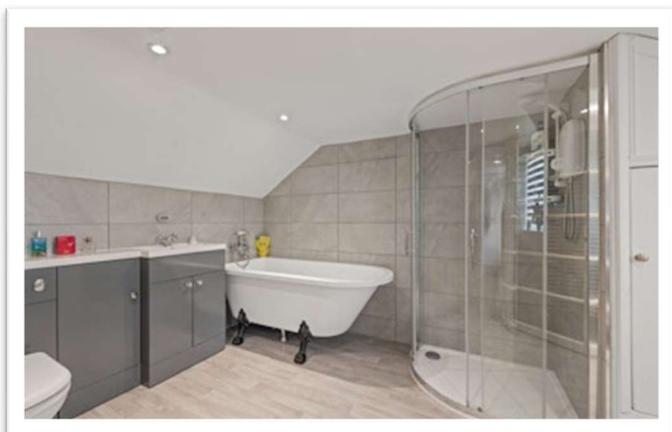
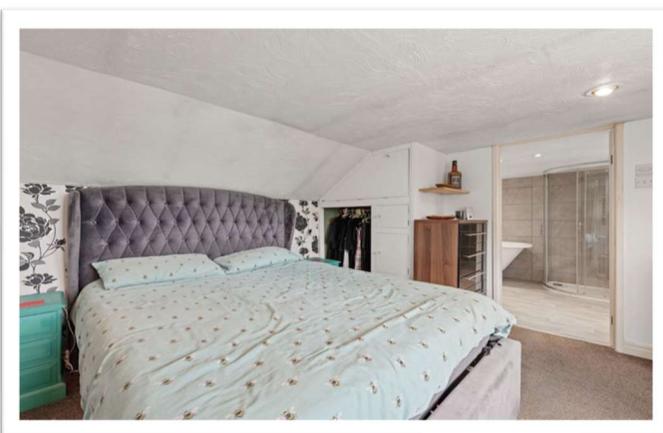
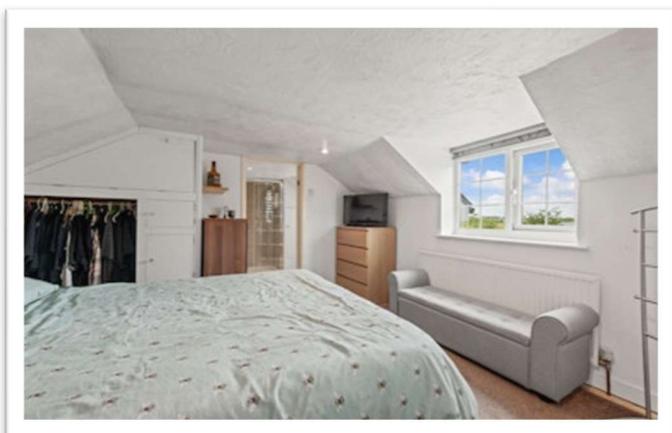
4.42m x 3.65m (14'6" x 12'0")

Having dormer style window to front elevation, radiator and built-in cupboards with hanging rail.

### EN-SUITE

3.63m x 2.39m (11'11" x 7'10")

Having window to front elevation, inset ceiling spotlights, tiled walls, tiled floor, extractor and airing cupboard housing hot water cylinder with fitted electric immersion heater. Fitted with a suite comprising: freestanding bath with mixer tap & hand held shower attachment, shower enclosure with electric shower fitting, Hand basin inset to vanity unit with cupboards under and WC with concealed cistern.



### BEDROOM TWO

3.87m x 3.74m (12'8" x 12'4")

Having window to front elevation, radiator and dressing area through to:

### BEDROOM THREE

3.6m x 1.99m (11'10" x 6'6")

Having window to rear elevation and radiator.

### BEDROOM FOUR

4.25m x 3.61m (13'11" x 11'10")

Having window to front elevation, radiator and staircase down to dining/reception room.



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### EXTERIOR

A five bar gate leads to a large gravelled driveway which provides ample off-road parking & hardstanding. To the front of the property there is a paved patio and shaped lawns with several mature fruit trees.

### WORKSHOP

7.13m x 4.76m (23'5" x 15'7")

Of timber construction with tile effect metal roof. Having a covered concrete patio area to the side and a large log store to the front

### THE PLOT

The property occupies a plot of approximately 0.38 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 and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators.

### MATERIAL INFORMATION

We are advised that some works have been carried out at the property but a Building Regulations Compliance Certificate has not been granted. Please contact the office for further details.





# Floorplan

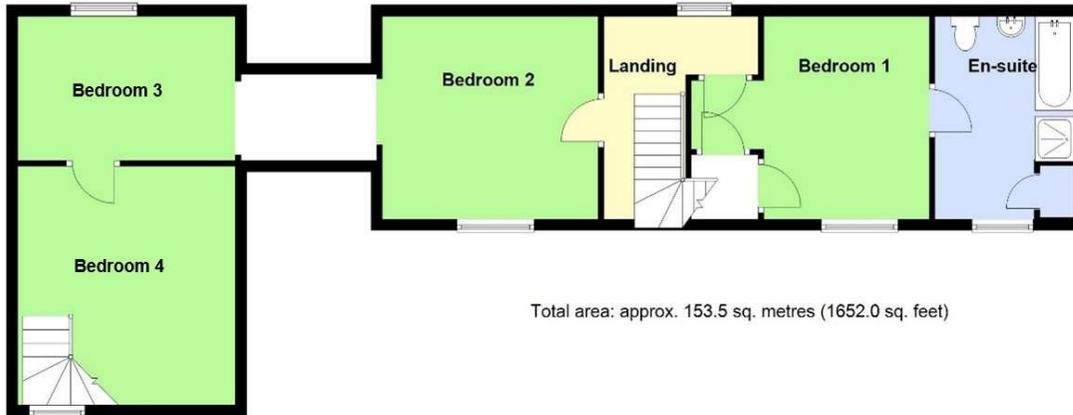
## Ground Floor

Approx. 77.8 sq. metres (837.9 sq. feet)



## First Floor

Approx. 75.6 sq. metres (814.1 sq. feet)



Total area: approx. 153.5 sq. metres (1652.0 sq. feet)



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