



LOT  
7

## Station House, Station Road, Sibsey, Boston PE22 0SA

Guide Price £150,000\* (unless sold prior)



### DESCRIPTION

Dating back to 1848, this charming Station House was last used as a passenger station in 1961, followed by goods facilities in 1964. The current family have owned it since 1969 and it currently sets up as two bedroom dwelling nestling in around 0.75 of an acre with a brick & tile workshop, large greenhouse and lean-to store. The former waiting room to the front of the dwelling offers conversion potential and could be incorporated into the main living accommodation.

### DIRECTIONS

From Boston follow the A16 North towards Sibsey, when you reach Sibsey turn right onto Station Road and the property can be found on the right hand side next to the railway crossing.

### ACCOMMODATION

#### Ground Floor

Door to rear porch with secondary glazed window to side elevation, built in storage and door to:

#### Kitchen/Diner 7.82m x 3.08m

Three double glazed casement window to front and side elevation, fitted wall and base units with stainless steel single drainer sink, built in oven, four ring electric hob, space and plumbing for washing machine, two double radiators, gas fire (not in use)

#### Hallway

Stairs to first floor, single radiator, door to

#### WC

Double glazed casement window to rear elevation, mid flush WC.

#### Shower Room 2.54m x 1.66m

Double glazed casement window to side elevation, two piece suite comprising large shower cubicle, pedestal wash basin, single radiator, fully tiled, built in storage, extractor.

#### Lounge 4.24m x 3.60m

Double glazed casement window to side elevation, secondary glazed picture window to rear elevation, open fire with tiled surround, single radiator, under stairs storage cupboard.

#### Former Waiting Room 9.59m max x 3.72m

Single glazed sash window to front elevation, single glazed picture window to front elevation, single glazed bay window to side elevation. This room is in need of full refurbishment, but could be incorporated into the main living accommodation.

#### Former WC's 3.69m x 1.03m

Two single glazed casement windows to side elevation, in need of full refurbishment.

#### First Floor

#### Landing

Double glazed casement to side elevation to side elevation, storage cupboard, loft access.

#### Bedroom One 4.25m x 3.60m

Double glazed casement window to side elevation, double radiator, built in wardrobes, built in dressing table, airing cupboard housing hot water tank.

#### Bedroom Two 5.64m max x 3.66m max

Double glazed casement window to front and side elevations, two single radiators, built in wardrobes, second door to landing.

#### Workshop 4.52m x 3.67m

Brick and slate construction with two single glazed sash windows to side elevation, built in work bench and shelving, wooden sliding doors, power and light.

#### Lean to Storage Shed

Corrugated iron construction and adjoins the workshop.

#### Greenhouse 8.92m x 4.49m

Timber and glazed construction with sliding door.

### OUTSIDE

The property sits at the front of a substantial plot extending to around 0.75 of an acre. There majority is down to grass with mature trees and ample parking to the side of the dwelling.

### SERVICES

The property has mains electric, water, drainage and mains sewer connections.



### DEVELOPMENT CLAWBACK

The property will be sold subject to a restriction that if residential planning consent is granted on any part of the land in the next 25 years the vendors will be entitled to receive 25% of the increase in value.

### TENURE & POSSESSION

Freehold with vacant possession upon completion.

### VIEWING

Please contact the Auctioneers for details of open viewing days.  
Tel: 01522 504360

### COMPLETION DATE

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

### SOLICITORS

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### AGENT

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.

