

WARREN COTTAGE HAGNABY ROAD STICKFORD BOSTON PE22 8ET



A most delightful and attractive 2/3 bedroom character cottage with the advantage of photovoltaic solar panels for generating electricity and double glazing. Set in a sheltered cared for garden in a pleasant rural location on the edge of the village.

The accommodation includes Reception hall, bedroom one sitting room, dining area garden room/bedroom three porch, bedroom two, kitchen bathroom and a range of outbuildings.

PRICE £169,500

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LINCOLNSHIRE'S LEADING ESTATE AGENCY GROUP

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ACCOMMODATION

RECEPTION HALL

With electric radiator, double glazed door and ceramic tiled floor.

BEDROOM ONE

11' 6" x 8' 7" (3.51m x 2.62m) With built in wardrobe, electric radiator and double glazed windows.

SITTING ROOM

11' 10" x 12' 5" (3.61m x 3.78m) With multi fuel stove set in brick alcove fireplace with oak beam surround, half height alcove cupboard with display area, exposed beams and double glazed window.

OPEN PLAN TO:

DINING AREA

11' 1" x 8' 7" (3.38m x 2.62m) With electric radiator, exposed beam and double glazed windows.

GARDEN ROOM/BEDROOM THREE

8' 1" x 8' 7" (2.46m x 2.62m) With panel heater and double glazed french doors to garden.

ENCLOSED PORCH

(currently used as small office) With double glazed windows, broadband terminal and double glazed exterior door.

BEDROOM TWO

8' 3" x 8' 11" (2.51m x 2.72m) With electric radiator and double glazed window.

KITCHEN

7' 9" x 9' 10" (2.36m x 3m) Fully tiled with one and a half bowl single drainer sink unit with cupboards under, return laminate worktop, eye level cupboards with under lighting (pine fronted units), space for electric cooker and filter hood over, double glazed window, ceramic tiled floor, plumbing for automatic dishwasher and ceiling spot lighting.

BATHROOM

With panelled bath with shower and raindrop head over with screen, pine vanity wash basin with cupboard under, low flush WC, electric towel radiator, double glazed window, electric fan heater, ceramic tiled floor, ceiling spot lighting and dimmer switch.

OUTSIDE

The property also has a range of outbuildings all fitted with alarm systems which comprise of:



WORK SHOP/ UTILITY AREA

8' 9" x 16' 9" (2.67m x 5.11m) (max L shaped) With one and a half bowl stainless steel single drainer sink unit with hot and cold running water and cupboard under, electric night storage heater, electric towel radiator, work bench and plumbing for automatic washing machine.

OUTOFFICE ONE

12' 6" x 8' 10" (3.81m x 2.69m) Insulated with electric night storage heater, electric light and power.

OUTOFFICE TWO

7' 7" x 5' 7" (2.31m x 1.7m) Insulated with electric night storage heater and electric light. In addition there is a timber clad garden store, log store, small greenhouse and coal bunker.

GENERAL

This most attractive and well presented cottage of charm and character is approached over a gravel drive offering ample off road parking. To the front and rear are well cared for gardens comprising lawns, borders, shrubs and ornamental trees. Most importantly, the property has the benefit of energy efficient photovoltaic solar panels and low consumption digital electric radiators. The property has been fully internally and externally decorated during 2011 and new carpets have been laid throughout and insulated loft.

LOCATION

This property is located on the edge of the parish of Stickford being approximately five miles from the market town and shopping centre of Spilsby and approximately ten miles from Boston with rail links to main east coast routes. To the north lie the Lincolnshire Wolds, much of which are designated An Area of Outstanding Natural Beauty.

TENURE

The property is understood to be freehold.

TENURE

Mains electricity, water and drainage are understood to be connected.

SERVICES

Mains electricity, water and drainage are understood to be connected.

VIEWING

By appointment only with the agents office Spilsby.



INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

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We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

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Energy Performance Certificate



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Warren Cottage, Hagnaby Road, Stickford, BOSTON, PE22 8ET

| | |
|--|---|
| Dwelling type: Detached bungalow | Reference number: 8000-0120-7029-5497-7323 |
| Date of assessment: 12 July 2012 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 12 July 2012 | Total floor area: 77 m ² |

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,691 |
| Over 3 years you could save | £ 891 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 204 over 3 years | £ 135 over 3 years | <div style="background-color: #2ECC71; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 891 over 3 years </div> |
| Heating | £ 2,145 over 3 years | £ 1,482 over 3 years | |
| Hot Water | £ 342 over 3 years | £ 183 over 3 years | |
| Totals | £ 2,691 | £ 1,800 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

| | | | | | | | | | | | | | | | | | | |
|--|--------------------|------------------|------------------|------------------|------------------|------------------|-----------------|---|--|--|--|--|--|--|---------|-----------|----|----|
| <p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #2ECC71; color: white; padding: 2px;">(92 plus) A</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">(81-91) B</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">(69-80) C</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">(55-68) D</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">(39-54) E</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">(21-38) F</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> | (92 plus) A | (81-91) B | (69-80) C | (55-68) D | (39-54) E | (21-38) F | (1-20) G | Not energy efficient - higher running costs | | | | | | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 5px;">Current</td> <td style="border: 1px solid black; padding: 5px;">Potential</td> </tr> <tr> <td style="border: 1px solid black; padding: 5px; text-align: center;">56</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">81</td> </tr> </table> | Current | Potential | 56 | 81 |
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| Current | Potential | | | | | | | | | | | | | | | | | |
| 56 | 81 | | | | | | | | | | | | | | | | | |

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 294 | ✔ |
| 2 Floor insulation | £800 - £1,200 | £ 291 | ✔ |
| 3 Low energy lighting for all fixed outlets | £25 | £ 51 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.