

ROSEDENE 16 LITTLEMOOR LANE  
SIBSEY BOSTON  
PE22 0TU



A substantial traditional 3/4 bed roomed detached bungalow with part double glazing and oil fired central heating, together with outbuildings, situated in a sheltered mature plot on the edge of the village.

The accommodation includes Entrance porch, reception hall, sitting room, dining room, kitchen, three bedrooms, bathroom, WC., loft ladder to 2 loft rooms. This delightful property of charm and character is approached over a tarmac drive. To the front and rear are mature gardens with outbuildings and garage.

£185,000

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## ACCOMMODATION

### ENTRANCE PORCH

### RECEPTION HALL

With airing cupboard with hot water cylinder, glazed cupboard and central heating radiator.

### SITTING ROOM

12' 8" x 11' 6" maximum (3.86m x 3.51m) With tiled fireplace and hearth, central heating radiator and double glazed bay window.

### DINING ROOM

14' 2" x 11' 9" maximum (4.32m x 3.58m) With central heating radiator and double glazed bay window.

### KITCHEN

12' 9" x 11' 9" maximum L shape (3.89m x 3.58m) With stainless steel single drainer sink unit with cupboards under, return laminate worktop with cupboards under, eye level cupboards, shelved pantry cupboard and oil fired central heating boiler in alcove.

### BEDROOM ONE

11' 10" x 11' 7" to chimney breast (3.61m x 3.53m) With two built-in wardrobes and central heating radiator.

### BEDROOM TWO

10' 11" x 9' 10" (3.33m x 3m) With built-in cupboard and central heating radiator.

### BEDROOM THREE

9' 8" x 9' 4" (2.95m x 2.84m) With central heating radiator.

### BATHROOM

With bath, wash basin and half tiled walls.

### WC

With low flush WC fitted. There is also access via a loft ladder to:

### LOFT ROOM ONE

11' 11" x 9' 5" (3.63m x 2.87m)

### LOFT ROOM TWO

11' 11" x 10' 0" (3.63m x 3.05m) With double glazed window.



## **OUTSIDE**

### **STORE ROOM**

11' 4" x 5' 5" (3.45m x 1.65m) With Belfast sink.

### **COLD STORE**

### **TIMBER STORE**

15' 0" x 16' 4" (4.57m x 4.98m)

### **GARAGE**

15' 4" x 10' 1" (4.67m x 3.07m)

### **GARDEN STORE**

Of corrugated iron clad construction.

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### **GENERAL**

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### **SERVICES**

Mains electricity, water and sewerage services are understood to be connected. Telephone is subject to British Telecom regulations. The central heating is via a central heating boiler in the kitchen to radiators. The agents have not tested or inspected any of the services or service installations and purchasers should rely on their own survey.

### **LOCATION**

This property is located on the edge of the village of Sibsey which is approximately 4 miles from the town of Boston with railway station with links to main east coast routes. Approximately 12 miles to the north is the market town of Spilsby and nearby the Lincolnshire Wolds, much of which are designated 'An Area of Outstanding Natural Beauty'.

### **TENURE**

We are informed by the vendors that the property is freehold subject to confirmation from the solicitors. All interested parties are advised to make their own enquiries.

### **VIEWING**

By prior appointment with Turner Evans Stevens office in Spilsby.



INFORMATION & SERVICES

MEASUREMENTS

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

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