

# Large Secluded Detached House in One Third of an Acre For Sale Freehold with Vacant Possession

Georgian Lodge | Fenside Road | Boston | Lincolnshire | PE21 8JJ



Superb Modernised House with No Ongoing Chain For Sale Freehold  
High Quality Fitted Kitchen with New Appliances, Timber Floors, UPVC Double Glazed Windows, Gas Fired Central Heating, Impressive Solid Wood Staircase and Matching Internal Doors, Detached Garage, 2 Garden Buildings with the Potential for Additional Bedrooms, Annexation or Other Uses

For Sale Freehold with Vacant Possession  
£495,000 Subject to Contract, No Onward Chain

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

**01205 361694**

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**RICS**

## Location...

The bustling market town of Boston has a history to the Middle Ages and is known for one of the fastest growing populations in the East Midlands, currently running at over 80,000 residents.

The town has a strong retail offering, good sporting facilities, well regarded schools, a large port, a large hospital and twice weekly market.

The property is located on the edge of countryside, on Fenside Road, on the north-western quadrant in a private secluded setting.

## Description...

A shared private driveway leads to the gated entrance with intercom, the property being located within a secluded walled and fenced garden.

### Entrance Porch

#### Spacious Entrance Hall

With wooden flooring, feature tiled wall, intercom system, ceiling light and oak staircase with lights.

#### Sitting Room.....7.5m x 4m

Having wooden flooring, bi-fold doors to the rear, multi fuel burner with surround and mantle over, painted wooden window shutters, ceiling lights wall lights.

#### Kitchen Diner.....7.5m x 3.9m

Having an extensive range of high-quality white kitchen units with granite topped worksurfaces, complementing upstands and brand-new integrated appliances including NEFF Slide and Hide oven, NEFF Microwave Steam oven, Hotpoint full height fridge and full height freezer. Units comprise 6 door high level units with 3 door full height units, 8 door low level units, double pan drawers and a dual bowl inset sink with pull out spray mixer tap. An individual island unit houses a number of additional units and the integrated electric hob, gas rings, Teppan Yaki hob and downdraft extractor. The kitchen boasts double entrance doors, feature lighting, fitted window shutters and a tiled floor leading into a wooden floor in the dining area.

#### Utility Room

Having a range of matching units with tiled floor, integrated washing machine and tumble dryer, brand-new Ideal gas fired boiler and door to rear garden.

#### WC

Having a WC and sink.

The staircase leads to a spacious first floor landing.

**Master Bedroom.....7.5m x 4m**  
Having double doors, feature lighting, 2 built in fitted wardrobes with sliding doors and inset glass brick.

#### En-suite

With walk in shower, pedestal basin, WC, plumbed towel rail, half tiled walls with complementing floors.

**Bedroom No. 2.....3.3m x 3.9m**

**Bedroom No. 3.....4.2m x 2.8m**

#### Family Bathroom

Having a large walk-in glass fronted shower cubicle with multiple shower heads, wall mounted hand basin, WC and spa bath with chrome mixer bath filler with handheld shower, plumbed towel rail, underfloor heating with half tiled walls and complementing tiled floor.

#### Annexe Games Room

**Bedroom No. 4.....5.9m x 9.3m**

With entrance door, bar area, main ceiling light, multiple spotlights and loft access.

#### WC

Having WC, pedestal hand basin and boiler.

#### Annexe Spa Room

**Bedroom No. 5.....11.3m x 6m**

Having entrance door, wall lights, triple bi-fold doors overlooking lawned area and Swim Spa.

#### Shower Room

With electric shower, WC and pedestal wash hand basin.

**Summer House/Gym Room.....4.7m x 3.8m**

Wooden structure with French doors to the garden.

## Outside...

The property is set in secure, secluded grounds which are fenced and walled, set behind electric gates. The gardens are mainly laid to lawn with a number of mature trees, hedges and patio areas.

A block paved pathway surrounds the house and links all of the Annexe buildings and patio areas. There is an extensive parking area for cars.

**Double Garage.....6m x 4.5m**

## Agent's Notes...

The property boasts high quality fittings throughout including stained wooden skirting and architraves, wooden doors with brushed nickel door furniture, uPVC windows, coving, Italian marble, black nickel light switches and sockets. The house was originally conceived as a four bedroomed detached house with 2 annexes.

## Outgoings...

The property is rated at Council Tax Band E.

## EPC...

The property has an Energy Performance Asset Rating C72. Full details are available on request.

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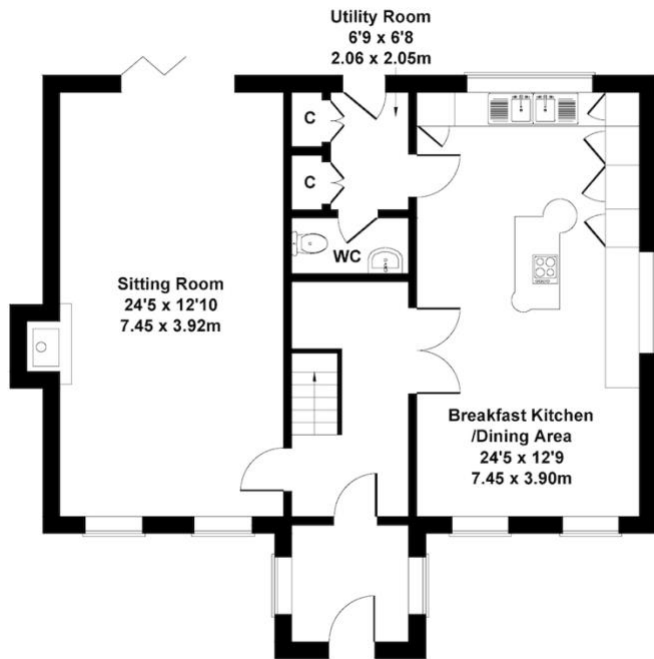




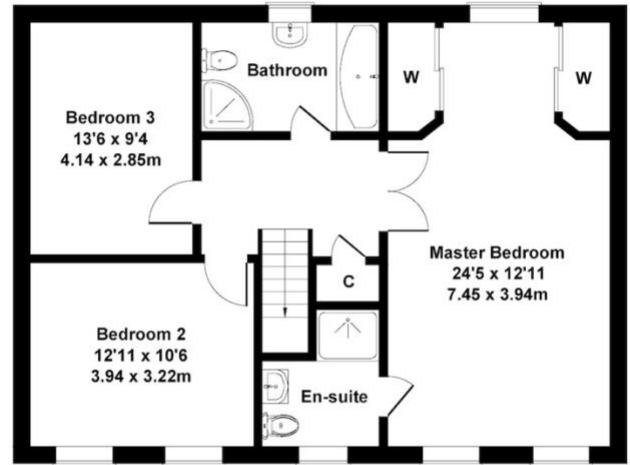
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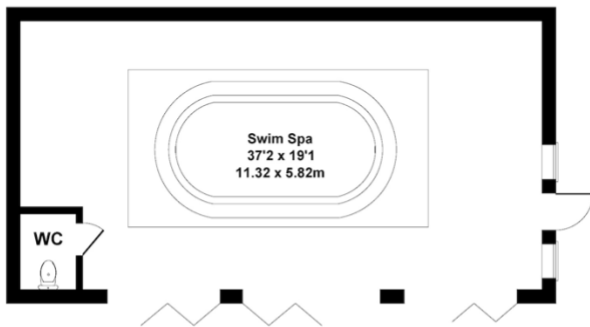
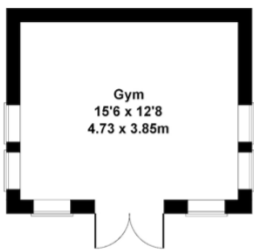




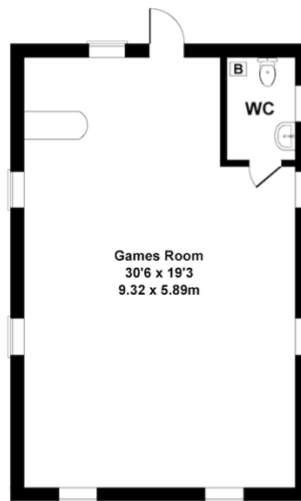
GROUND FLOOR



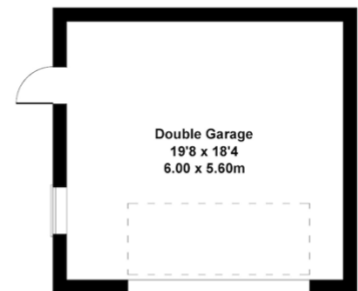
FIRST FLOOR



OUTBUILDINGS



OUTBUILDING



GARAGE

**Georgian Lodge**  
Approximate Gross Internal Area  
3541 sq ft - 329 sq m

**Viewing...**

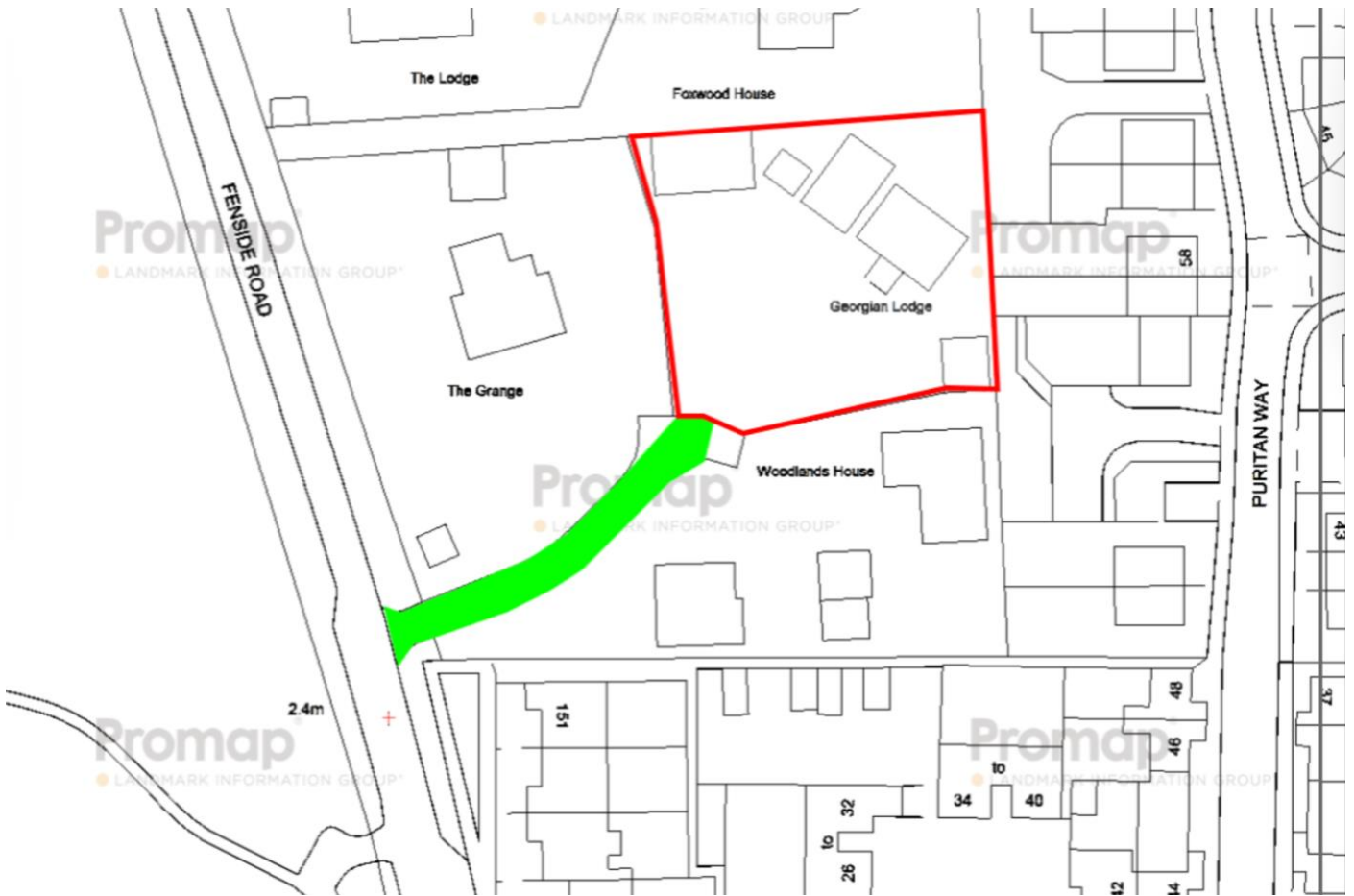
All viewings are to be made by appointment through the agent.  
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