



2 Yew Gardens

Tucked away along a quiet country lane and yet within walking distance of several village amenities is the exclusive development of Yew Gardens. Each property on this small development is totally unique having been designed and built to an incredibly high standard and fitted with the highest quality fixtures and fittings throughout.

The property benefits from a high tech five camera security system and under-floor heating to the ground floor with a combination of quality Karndean flooring and neutral carpets throughout and thermostats to all rooms. Every room including the hallway is generous in proportions and there is a wonderful feeling of space and natural light throughout all reception rooms which include a lounge and separate dining room, a study and a garden room in addition to a beautiful open-plan kitchen and sitting room.

The white walls and modern features are balanced and complimented by natural oak and exposed brickwork with two wood-burners in the property to further enhance the character and the rather special feature of a superb galleried landing with mezzanine.

Doors are arranged off a generous landing on the first floor to five double bedrooms, with the master bedroom having a dressing room and en-suite and bedroom two also having an en-suite. The current owners have added fitted wardrobes to four of the bedrooms and there are made to measure day and night blinds to all rooms.

The properties on Yew Gardens are interspersed with some lovely established trees and hedging and number two has a semi-rural open outlook from the front windows which remind you that despite being conveniently located south of Boston with good access to the major routes out of the county, you are living in the heart of the countryside.

EPC -B

Council Tax band - F







Main front door opens into the **Reception Hallway 6.22m x 2.80m** – Having uPVC window to the front, Karndean flooring, LED spotlights, oak staircase to the first floor and oak doors arranged off to: **Cloakroom** – Has a continuation of the Karndean flooring, half tiled walls and a low flush WC with wall mounted flush, wash basin with cupboard beneath and heated mirror.

Open-Plan Living Kitchen and Sitting Room 14.25m x 4.72m – Having uPVC windows to the front, Karndean flooring and LED spotlights to the ceiling. The kitchen area includes a range of quartz worktops with co-ordinating central island unit and breakfast bar having point for a pendant style light fitting over. There is a comprehensive range of drawer and cupboard units at both base and eye level and a ceramic Belfast style sink with chrome mixer tap over. Integrated appliances include two Neff multi-function ovens, integrated dishwasher and full height refrigerator and freezer. Inset into the central island unit is a Neff induction hob and there is a discreet extractor fan within the ceiling.

The kitchen is open plan in design to a **Sitting Room** which has the lovely feature of the high vaulted ceiling with mezzanine and an attractive exposed brick 'inglenook' style fireplace with inset cast iron wood-burner upon a slate hearth and carbon monoxide alarm. There are wall light points, a continuation of the Karndean flooring and uPVC windows to either side. Open access leads through to the:

Garden Room 4.04m x 3.83m – Having uPVC windows to the side and rear aspects, French doors to the side patio area and a central ceiling light point.

Boot Room 2.44m x 2.37m – Has a door and window to the front aspect, door through to the double garage and Karndean flooring. This is the entrance that the sellers tend to use on a daily basis.

Utility Room 3.34m x 2.44m – Has a uPVC window to the rear and worksurface with cupboard units at both base and eye level. There is space and plumbing for washing machine and tumble dryer, a single drainer sink with mixer tap over and a Worcester Bosch gas fired boiler which is still covered by the manufacturer's warranty until 2026. A double cupboard provides extra storage and houses the hot water tank, immersion heater and water softener.

Study 4.75m x 2.90m – Another really good sized room with uPVC window to the rear garden, Karndean flooring and ceiling light point.

Lounge 5.50m x 4.73m – An additional cosy room at the back of the house that has French doors to the rear patio and an exposed brick chimney breast and slate hearth with cast iron wood-burning stove and carbon monoxide alarm.

Dining Room 4.74m x 4.65m – Has Karndean flooring, a uPVC bay window to the front, central ceiling light point and LED spotlights.

Part Galleried Landing – Having uPVC window to the front, radiator, LED ceiling lights and leads onto the mezzanine / galleried landing area which overlooks the main sitting room and garden rooms and leads to:

Dressing Room to the Master Suite – Having fitted wardrobes with mirrored doors, uPVC window to the front, loft access, steps down into the bedroom and door to the En-Suite Shower Room.

Master Bedroom 5.88m x 5.04m – Has uPVC windows to the front and rear, two radiators, LED ceiling lights and bedside light points.

Bedroom Two / Guest Suite 5.89m x 4.73m – Maximum dimensions measured into the full-height fitted wardrobes, uPVC window to the rear, LED lighting and radiator. Door to En-Suite Shower Room.

Bedroom Three 4.74m x 4.10m into wardrobes – With uPVC window to the front, radiator and LED lighting.

Bedroom Four 4.74m x 3.71m into wardrobes which extend the full width of the room, uPVC window to the front, radiator, loft access to partially boarded loft ideal for storage with ladder and light.

Bedroom Five 3.49m x 2.95m – having window to the rear, radiator and LED lighting.

Family Bathroom 3.02m x 2.38m – With half tiled walls and a vertical towel rail. Comprising a four piece white suite of panel bath with side mounted taps and mixer hose, shower enclosure with mixer attachment and 'rainfall' shower head, wash basin with mixer tap and cupboards beneath, heated vanity mirror and low flush WC.

Yew Gardens is a private driveway. There is an extensive block paved drive to the front of the property which provides ample off road parking for several vehicles and leads to the Attached Double Garage – 5.90m x 6.13m with two electric doors, light and power connected. The rear gardens have outside lighting, are fully enclosed and laid to lawn with flowering plants and shrubs and generous areas of paved patio with access from either side of the property. A large timber shed will be included within the sale.









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