



89 Spilsby Road

Conveniently located within walking distance of the town, Boston High and Tower Road Schools, and just around the corner from the hospital, this beautifully presented family home is a great example of how some of Boston's period properties are being totally transformed with a combination of sympathetic modernisation and generous contemporary extensions. You will really have no idea from the front aspect of Ashbrooke on Spilsby Road of the scale of the incredible living space that has been created by a superb single storey extension six years ago and so if ever there was a property that it was essential to view inside, this is probably the one.

The sellers fell in love with Ashbrooke as soon as they saw it, but knew from the beginning that they had big plans for the property. Their vision would enable them to retain as much of the character as possible, but also provide them with a modern, light and open space where the whole family can relax, work, dine and entertain friends. The family love the large, private and established garden too and so they opted for bi-folding doors which open fully so that the patio and garden beyond become part of the house in the springtime and summer months.

The 32'0 x 27'0 open-plan '**living kitchen**' extends into a dining area and has a real 'wow factor' as soon as you step inside. It has been cleverly designed, blending traditional features with a light, modern vibe perfect for a young family. There is a 'Shaker' style kitchen with quartz worktops, ceramic 'Butler' sinks, vintage inspired taps and a walk-in pantry and it is filled with light from a combination of the bi-folding doors, windows and a large roof lantern. There are also three additional reception rooms, a separate utility room and a fantastic modern shower room to the ground floor and four double bedrooms, with an en-suite and a charming family bathroom to the first floor.

EPC 'D'

Council Tax Band 'E'



Entrance - Double doors to the front of the property open into an **entrance porch** having a tiled floor, coat hooks and stained glass and leaded doors and windows through to the;

Reception Hall - Having exposed wooden floorboards, staircase rising to the first floor accommodation, under-stairs storage cupboard, radiator and wooden panelling to the walls with doors are arranged off to:

Sitting Room 5.90m x 4.29m (19'3 x 14'0) - Has a bay window to the front aspect and two feature arched windows to the side aspect each with stained and leaded lights. There is a radiator and also a fireplace housing a living flame gas fire with marble back panel and hearth and art deco style fire surround.

Family Room 5.61m x 4.13m (18'4 x 13'5) - Has a secondary double glazed window to the side aspect with leaded and stained glass lights, painted panelling to the walls with picture rail, radiator and exposed floorboards. A fireplace comprises a Clearview cast iron wood burner with oak beam over and there is a range of wall and ceiling light points.

Dining Room / Study 4.34m x 3.08m (14'2 x 10'1) - Has a window to the side aspect, picture rail and radiator. It has doors through to the utility room as well as the main reception hallway.



Open plan 'living kitchen' extension 9.89m x 5.42m (32'4 x 17'7) extending to **8.35m (27'4)** in the dining area - This extension was completed approximately 6 years ago and includes a ceramic tiled floor throughout, LED spotlights to the ceiling and vertical radiators. The kitchen comprises an extensive range of quartz worktops with 'Shaker style' drawer and cupboard units at both base and eye level. The kitchen includes a large central island unit which has cupboards beneath, an integral wine rack and wine cooler and a quartz work top over. This includes an overhang suitable for barstools. There are two deep ceramic Belfast style sink units with a vintage inspired mixer tap over. Would then be agreed a Rangemaster professional cooking range has an extractor fan over and will be included within the sale of the property in addition to an integral dishwasher. There is ample space for an American style fridge freezer (the one in situ may be open to separate negotiation). There is a uPVC window and part glazed door to the side aspect and a set of bi folding doors that open out onto the patio and garden beyond. A part glazed door opens into a **Walk in Pantry 2.71m x 2.12m (8'8 x 6'9)** which has a range of worktops with cupboards at base and eye level, lights, power points and a water softener.

Inner Hallway has a composite door to the side aspect and leads to the;

Ground Floor Shower Room - With window to the side aspect, built-in cupboard, towel rail and large marble effect floor tiles. A three piece suite includes a pedestal wash hand basin, low level WC and a walk-in fully tiled shower enclosure with Mira shower unit, detachable hose and fixed rain shower over.

Utility Room 4.38m x 2.20m (14'3 x 7'2) - Has a window to the side aspect and a quarry tiled floor. Units comprise work surfaces with drawer and cupboard units at both base and eye level. A stainless steel sink unit has a mixer tap over and there is space and plumbing beneath the worktops for a washing machine, tumble dryer and dishwasher.

First Floor Landing Has an airing cupboard with hot water tank, a uPVC window to the side aspect and doors arranged off to;

Bedroom One 4.58m x 4.32m (15'0 x 14'2) - Having secondary double glazed window to the front aspect, a radiator and feature sliding door through to a modern en-suite with large marble style floor tiles, low flush WC, wash basin with drawers beneath and fully tiled shower enclosure with folding door, handheld hose and fixed rain shower.

Bedroom Two 4.3m x 3.7m (14'0 x 12'1) - Has a uPVC window to the rear aspect, radiator, built in shelving and a tiled fireplace. The spare room benefits from a built in wardrobe with hanging rail.

Bedroom Three 3.99m x 3.92m (13'0 x 12'8) - Has a secondary double glazed window to the front aspect, radiator and built in wardrobe with hanging rail.

Bedroom Four 4.3m x 2.4m (14'0 x 7'9) - This room is currently used as a dressing room, but of course would be a fourth double bedroom. It has two uPVC windows to the rear aspect and a radiator.

Family Bathroom - Has a window to the side aspect and comprises a three piece bathroom suite of corner shower unit with both shower hose and fixed rain shower, double ended panel bath, vanity wash basin with marble top and cupboards beneath and a coordinating cupboard unit. A separate toilet houses a low level WC.

Outside -To the front of the property an extensive block-paved driveway that provides ample off road carparking and turning space for several vehicles. A gate to the side allows vehicular access to a

Detached Tandem Garage 10.08m x 3.42m (33'0 x 11'2) – Of timber construction with up and over door to the front, double doors to the rear, personnel door to the side, lights and power.

Rear Garden – The attractive and spacious rear garden is enclosed by fencing and hedging and offers a surprising degree of privacy and seclusion thanks to several mature trees. The garden is mainly laid to lawn, with flower beds and borders well stocked with a fantastic variety of bulbs, flowering plants, shrubs and bushes that offer an ever-changing view throughout the seasons. A large patio is ideal for garden furniture and acts as the perfect vantage point to enjoy the variety of wildlife that also visit the garden.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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