



21 Middlegate Road

This is a great example of how a property can become individual over time. Passing by, you could be forgiven for assuming the property will be too small or conventional, yet it really does offer superb space and flexibility, having been updated and remodelled by the current owners.

The layout and size of the property makes it adaptable to suit the needs of most families - to a degree that can be hard to find even in this price range. The property certainly benefits from plenty of character, aided by the open fireplace and wood-burning stove, pantry and polished floors. These features have been combined with modern benefits like the updated breakfast kitchen and an en-suite. The flexibility also extends outside, with a detached two-room office (with cloakroom) perfect for buyers working from home, workshop, garden shed and a 5.77m x 4.59m summer house. The rear garden offers plenty of space for families with children or for entertaining, whilst the generous space to the front offers parking for several vehicles or perhaps a caravan or motorhome etc.

Finally the location is also worthy of note, being so close to the excellent amenities of Kirton, offering two routes into Boston and easy A16 access toward Spalding and the North Norfolk coast.

- Three Double Bedroom Detached Bungalow
- Separate Dining Room/ Bedroom Four
- Spacious Breakfast Kitchen With Pantry
- Detached Office and Further Outbuildings
- Gas Central Heating & Wood Burning Stove
- Generous, South-West Facing Rear Garden
- Extensive Off-road Parking
- EPC Rating - 'D 59'. Council Tax Band C







Entrance via part-glazed and leaded-effect door into the **Porch** with tiled floor and decorative leaded effect door into the:

Entrance Hall - Having radiator, polished wooden floor and doors arranged off to:

Lounge 4.05m x 3.66m - Having a double glazed boxed bay window overlooking the front garden, polished wooden floor and ornamental fire surround with inset wood-burning stove and tiled hearth.

Dining Room 3.66m x 3.43m - Having a double glazed boxed bay window overlooking the front garden and drive, open fireplace with decorative tiled insert and wooden surround.

Breakfast Kitchen 5.62m x 3.50m – The kitchen has been updated and redesigned by the seller and enjoys a double aspect with windows to the side and rear and French doors leading out to a sheltered seating area. Fitted units include a range of modern cupboard and drawers to both base and eye level including deep pan drawers and with solid work surfaces over and incorporating a breakfast bar. Inset butler style sink with mixer tap, integral dishwasher and inset 5-ring Rangemaster cooking range with extractor canopy. The kitchen also has part quarry tiled flooring and benefits from a **Pantry** Having fitted shelving. The kitchen has a further door leading to the:

Inner Hall: Benefitting from parquet flooring and having uPVC door to the sheltered seating area and uPVC window to the side aspect. Doors arranged off to:

Master Bedroom 3.65m x 3.20m – All three bedrooms are doubles, with the master bedroom being particularly generous and having window overlooking the garden, parquet flooring and door to the en-suite.

En-suite: Benefitting from a modern white suite comprising one-and-a-half size shower cubicle, low profile WC, vanity hand basin with cupboard below, heated towel rail and tiling to walls.

Bedroom Two 3.66m x 3.53m - Another good size double room with window to the side, parquet flooring and built in wardrobe.

Bedroom Three 3.34m x 2.73m - Having window to the side and built in wardrobe.

Bathroom – The bathroom benefits from an attractive suite of roll-topped ball-and-claw style bath with centrally mounted mixer tap and shower attachment, pedestal wash hand basin, close-coupled WC, heated towel rail and tiled walls and floor.

Outside

The outside will be a particular highlight for many viewers. As can be seen from the photo's there is an abundance of parking space to the front – plenty for cars, or for a caravan or motor home. The front garden has been predominantly laid to lawn, with trees shrubs and hedging to the side boundaries. A footpath extends from the canopied front entrance alongside the property to provide gated access to the rear.

The rear grounds feature an initial covered seating area located off the French doors from the kitchen, whilst the formal garden area combines lawn interspersed with trees and shrubs. A paved pagoda area with grape vines offers another attractive seating area and leads to the vegetable/ salad garden which also has greenhouse and raised beds. This area extends up to a substantial **Summerhouse 5.77m x 4.59m**. The summerhouse is insulated and boarded, having a bar area, power, lighting and plenty of windows allowing an abundance of natural light. The range of outbuildings are a major element of the rear garden and principle among these is the **Detached Office** - With two rooms measuring **4.03m x 3.25m** and **3.25m x 1.91m** respectively, plus a cloakroom, sink and fitted cupboards. The office offers ample space for working from home and has uPVC windows, doors and wall mounted heaters. Additional outbuildings include a **Garden Shed**, a **Workshop** measuring **4.41m x 2.39m** and a further covered storage area with double doors measuring **4.41m x 2.39m**.









All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.



Please Note: Tenure: Freehold.

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T| 01205 336122

E| sales@fairweather-estateagents.co.uk

