



Spring Cottage

Any discussion surrounding Boston's most sought-after locations would inevitably include a mention of Rawsons Lane and deservedly so, given that it feels more like a country lane than one on the outskirts of our bustling market town. What makes the location of Spring Cottage in particular so special is the simply stunning uninterrupted parkland views to the rear – it's a picturesque expanse of mature trees and pastureland, which offers a real feeling of privacy – except perhaps for the occasional grazing cattle.

The property itself is set back and somewhat obscured by established trees, but even glimpsed through the lovely garden it looks undeniably substantial from the road. Even so, viewers will still be pleasantly surprised by the scale of the accommodation, which is in part a reflection of the extension into the first floor by the current owners, which added two further double rooms and an additional shower room.

The owners were naturally keen to update and adapt the house during their ownership to suit their own tastes, and in addition to the first floor conversion, further work included three new bathroom suites, Oak doors throughout the ground floor and redesigning the kitchen. In the latter, the sellers have succeeded in creating a spacious and comfortable family space with ample room for cooking, dining and (by way of an interconnecting 2nd lounge) relaxing in front of the incredible views over the rear garden. The main lounge and dining room and are a similarly terrific size and also enjoy views over the parkland. All five bedrooms, are doubles, two of which have an en-suite, with the master bedroom including a full bathroom suite. The remaining downstairs bedrooms are served by a further shower room and a cloakroom.

Viewers will also be pleased to note that in addition to the aesthetic remodelling, the owners have invested considerably in the energy efficiency of the property. This includes new windows, adding solar panels, an air source heat pump for the hot water, replacement boiler and an EV charging point for electric vehicles.

- Beautifully Presented & Extended Family Home
- Sought-After Location With Uninterrupted Views Over Neighbouring Parkland
- Extensive Parking, Garage & Surrounding Mature Gardens
- Five Bedrooms, Three Reception Rooms
- Bathroom & Two Shower Rooms
- Gas-Fired Central Heating & Solar Panels
- Tenure: Freehold. Council Tax 'F'. EPC 'B' 81.



2





Entrance via part glazed door into the **Porch** - Having tiled floor and solid oak door into the **Entrance Hall** with uPVC windows to the front aspect, solid oak staircase to the first floor with under stairs storage cupboard. The hall extends left into an 'L' shape having two built-in cupboards with hanging space and airing cupboard housing the hot water cylinder. Doors are arranged off to:

Lounge 4.36m x 5.93m (14'3 x 19'5) - In keeping with the scale of the property throughout, the lounge is a lovely size and has been decorated in light neutral colours. French doors overlook the rear garden and the neighbouring parkland. There are two wall lights, inset fireplace with log effect gas fire and LAN connection.

Dining Room 6.08m x 3.74m (19'11 x 12'3) - The dining room enjoys double aspect with uPVC window to the side and further bay window overlooking the rear garden and parkland. There are three wall lights, fitted alcoves with cupboards and shelving and a feature fire surround with inset gas fire.

Dining Kitchen 7.37m x 4.64m (24'1 x 15'2) - With the kitchen the owners have created a wonderful open plan living space with ample room for cooking, dining and relaxing, with double aspect views to the front and over the rear garden and parkland. The kitchen comprises an extensive range of solid wood-fronted units to both base and eye level with granite work surfaces, having an inset stainless steel sink with mixer taps, splashbacks and an inset cooking range (negotiable) with stainless steel style extractor canopy over. There's also an integral dishwasher and a lovely central island with fitted cupboards, deep pan drawers and wooden breakfast bar. Inset ceiling lights, bamboo flooring and vertical radiators. The kitchen extends from the dining area into a Snug/Second Lounge with the **connecting space 6.24m x 2.41m (20'4 x 7'10)** benefiting from French doors leading out to the garden.

Snug/ 2nd Lounge 4.34m x 2.67m (14'2 x 8'8) - Benefiting from double aspect with uPVC windows to the side and rear aspect, three wall light points and LAN connection. Door from the kitchen also opens through to:

Utility 3.44m x 1.76m (11'3 x 5'9) - The utility features a continuation of the bamboo flooring and has cupboards at both base and eye level, stainless steel sink unit and spaces below for washing machine and tumble dryer. Door through to the garage and **Pantry** - having uPVC obscured window to the front, bamboo flooring, tiled walls and fitted shelves. Continuing from the main hallway there are doors to:

Master Bedroom 4.13m x 3.01m (13'5 x 9'10) - With uPVC bay window overlooking the rear garden, three wall lights and two built-in double wardrobes. The bedroom also features an **En-suite Bathroom 2.18m x 1.95m (7'1 x 6'4)** - The Bathroom features a modern white suite of panel bath with centrally mounted mixer tap and shower, low profile, close coupled WC and pedestal hand basin with mixer tap. Tiled floor and walls, heated towel rail and uPVC obscured window to the side aspect.

Bedroom Two 3.77m x 3.03m (12'3 x 9'11) - With uPVC window overlooking the front, built-in double wardrobe and radiator.

Bedroom Three 2.87m x 2.78m (9'4 x 9'1) - With uPVC window overlooking the front garden, shelving and cupboard to one wall and radiator.

Shower Room - Effectively servicing bedrooms two and three, the shower room features a double walk-in style shower, vanity hand basin with mixer tap, close coupled WC, heated towel rail and bathroom cabinet with touch light.

Cloakroom - Having uPVC obscured window to the front aspect, hand basin with cupboards below and concealed flush WC. Radiator.

First floor accommodation - Landing 3.32m x 2.45m (10'9 x 8'0) - The landing is a usable space in itself and has eaves access, Velux style skylights and doors to either side leading to bedrooms four and five.

Bedroom Four 6.49m x 3.17m (21'3 x 10'4) - Bedroom four effectively serves as a guest suite and has uPVC window to the rear aspect, Velux style skylight, two radiators, eaves storage and four built-in double door wardrobes to one wall. Further door leads through to:

Ensuite/Shower Room 3.99m x 1.90m (13'0 x 6'2) - With Velux style skylight and comprising a suite of walk-in shower enclosure with folding door, low profile WC, vanity basin with mixer tap and drawers below. Heated towel rail.







Bedroom Five 3.99m x 3.56m (13'1 x 11'8) - Currently used as a music room, this could be a fifth bedroom, with uPVC window to the rear aspect, Velux style skylight to the front, radiator and eaves access.

Outside

Both the front and rear gardens are beautifully maintained and whilst not completely obscured from the lane, the established front garden offers a considerable degree of screening, with an attractive combination of trees and shrubs, with lawn leading up to the property. There is also an imprinted patterned concrete footpath through the lawn and an edged gravel driveway, perfectly in keeping with the character of the property. The driveway opens into a generous parking bay to the front and right-side of the property, which also gives access to the integral garage and to the EV charging point. There are also two Victorian style wall lights and an outside tap.

The rear of the property has been enclosed and combines a semi-circular imprinted concrete patio with a garden laid to lawn, beyond which lies uninterrupted views over the neighbouring parkland.

Agents Note: The vendors have informed us that they also rent an area of land to the far right of their garden, which includes a 2nd driveway and further garden space. It may be possible to continue this arrangement subject to separate negotiation with the land owner.



Ground Floor



First Floor



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.



NOTE: 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

