



# Eastview

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This superb detached bungalow is in the attractive Lincolnshire hamlet of Anton's Gowt which is two miles from the market town of Boston and within a short walking distance to the local pub, The Malcolm Arms. Locals and visitors to the area enjoy the picturesque walk and cycle path which leads from the car-park at the lock all the way through the Witham Country Park and into Boston, with regular boat trips on the Boston Belle along the River Witham linking the two areas.

I knew that the property had been renovated before my appointment, but I wasn't prepared for the total transformation that had taken place. In actual fact it would probably be easier to list what Adam has not changed during the four years he has owned Eastview because it very much feels as if he has considered absolutely everything, even to the point of moving doorways and old cupboards to create a more natural flow and give more space to the kitchen and lounge. An entrance to the rear is now a useful dining room, the kitchen, bathroom and doors have all been replaced, walls and ceilings have been skimmed and naturally the whole property has been tastefully decorated along with new wood grain style Karndean flooring and carpets.

For me, first impressions can be everything, and when I first arrived at Eastview I could tell as soon as I saw the front garden and the new gates on the driveway that this property was going to be well-presented. The generous south-facing rear garden over-looks a former orchard which is now predominantly grazing land to the rear. Mature fruit trees at the bottom of Adam's garden were once part of the old orchard and so the outlook gives the impression that the field to the rear is an extension of the garden itself. The garden is incredibly private and has a generous arbour-covered patio as well as mature flowering borders, a kitchen garden with raised beds and an outdoor dining room with lights to the back of a generous timber garage.



**Entrance** - A part glazed uPVC door to the rear of the property opens up into the **Dining Area of the open-plan dining kitchen 4.09 m x 2.06 m (13'5 x 6'9)** – Having wood grain effect Karndean flooring, uPVC windows to both the side and the rear aspect, a vertical radiator and pendant light fitting over the dining table and a step up leading into the:

**Kitchen 6.54 m x 2.78 m (21'5 x 9'1)** – Having uPVC windows to the front and side aspect with fitted blinds, a continuation of the Karndean flooring and a range of work surfaces with modern shaker style drawer and cupboard units at both base and eye level. Integrated appliances include an electric hob with extractor fan over, dishwasher, built in combination microwave and electric fan oven, and integral fridge and freezer. This modern kitchen also incorporates glass fronted display cupboards and a built-in wine rack. An inset stainless steel sink unit has a mixer tap over and there are 'Metro' style wall tiles where appropriate. Doors open out into a spacious boiler cupboard housing the oil fired central heating boiler and coat hooks.

Door to a **utility cupboard** having a uPVC window to the side aspect and work surface with sufficient space and plumbing for both washing machine and tumble dryer.



**Lounge 3.99 m x 3.99 m (13'1 x 13'1)** – Has a uPVC window to the front aspect with fitted horizontal blinds and open views over the fields. There is a continuation of the Karndean flooring as before, ceiling light point and radiator. An open fireplace has an inset cast iron wood burner with oak beam above and door leading through to the;

**Front Entrance Hall** - Has a composite door to the front aspect, radiator and doors arranged off to;

**Bedroom One 3.74 m x 3.63 m (12'3 x 11'10)** – Has French doors which open out onto the patio and rear garden with vertical blinds. There are two pendant light fittings, LED spotlights to the ceiling and a radiator.

**Bedroom Two 3.69 m x 2.43 m (12'1 x 7'11)** – Another double bedroom with a uPVC window to the front aspect with horizontal blinds, radiator and LED spotlights to the ceiling.

The modern **Bathroom** comprises a four piece suite to include a freestanding contemporary bath with mixer taps, low flush WC, modern wash basin with drawers and cupboards beneath and a shower enclosure with chrome shower unit fitted. There is a wall mounted towel rail, LED spotlights to the ceiling, uPVC window to the rear aspect and neutral floor and wall tiles.

**Outside** – To the front of the property is a lawned garden with young bushes planted in the border. A five bar gate opens onto a generous gravel driveway which provides off-road car parking for several vehicles and leads to the detached timber garage which has double wooden doors to the front aspect.

The gardens to the front and rear really are beautifully maintained with the rear garden in particular providing a most attractive and secluded country aspect and a garden which is laid to lawn with attractive and well-maintained borders planted with a host of flowers, shrubs and spring bulbs. Established fruit trees at the bottom of the garden still remain from the days when this plot formed part of the orchard that extends into the paddock to the rear.

An outdoor dining room has been created to the rear of the garage to make the most out of the outdoors and has pendant light fittings over the dining area. There is a handy 'gardener's toilet' at the back of the house. An attractive patio is covered by a timber arbour and is a lovely spot to sit out on brighter days and warm evenings. Tucked away to the side of the property is a small kitchen garden area with greenhouse and raised vegetable beds.

EPC – E

Council Tax Band – C

Heating – Oil Fired

Drainage - Mains







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