



FAIRWEATHER
ESTATE AGENTS

29 Sibsey Road, Boston, PE21 9QY

Asking Price £650,000

No. 29

Conveniently located along the sought-after Sibsey Road within walking distance to Pilgrim Hospital, Boston High School and both St Mary's and Tower Road primary schools, number 29 really is a fantastic family home.

Set way back from the road with a large in and out carriage driveway, this spacious property has four reception rooms and four bedrooms with shower rooms and bathrooms to both the first and second floors. Offering the best of both worlds, whilst the property dates back to the 1930's and has many character features such as original stained glass, wooden floorboards, panel doors and period fireplaces, the property has had some extensive improvement works carried in recent years. The kitchen, shower-room, bathroom and en-suite fittings were actually all upgraded by the previous owner just before our sellers bought it along with one of the nicest features; a fabulous contemporary garden room extension with bi-folding doors which leads off the kitchen and has spectacular views over the garden. More recently, the current owners replaced the roof, guttering and fascias along with all new doors and windows in 2022 and had both wood-burners fitted around the same time. The outside render has been professionally painted and looks fantastic, gates were added to the front and a new electric garage door was fitted only last year.

The property benefits from a beautiful plot extending to just over an acre of extensive lawns and well-stocked cottage style gardens. After the careful removal of several trees, the sellers now enjoy open countryside views over neighbouring fields as far as the eye can see making it hard to imagine that you are on the very close outskirts of the town.

I have been informed that plans for previous planning permissions which have since lapsed, for a two storey extension to the side of the property and another garage to the rear may be of interest to a new buyer.

EPC 'D' / Council Tax Band 'F' / Drainage Mains / Heating Gas Mains







Entrance – As the property sits sideways upon the plot the family tend to use the back door to the left of the property for day-to-day use and leave the original ‘front’ door as more of a feature. A part glazed back door opens into the **rear entrance hall** – Having radiator, double doors to a shoe cupboard with shelving, a tiled floor and doors arranged off to the;

Utility Room 2.81 m x 1.93 m (9’2 x 6’3) – Having uPVC window to the side aspect, worksurface with drawer and cupboard units at base and eyelevel and single drainer stainless steel sink unit with mixer tap over. There is a water softener, space and plumbing for both washing machine and tumble dryer and ample space for an American style fridge freezer.

Ground Floor Shower Room – Has uPVC window to the side aspect and Victorian style patterned floor tiles. A three-piece suite comprises a double walk-in shower unit with both rain shower fitting and mixer hose attachment, high-level WC with brackets and chrome fittings and a pedestal wash hand basin. There is Metro style wall tiling where appropriate and a coordinating chrome radiator.

Kitchen 6.11 m x 3.90 m (20’0 x 12’9) – Having uPVC windows to both side aspects, a tiled floor and a modern fitted kitchen comprising a range of composite work surfaces with coordinating cupboard units at both base and eyelevel. The kitchen units extend to include a central island unit with overhang for a breakfast bar which has an inset Belling electric cooking range and Bosch stainless steel extractor canopy over and fitted cupboards all around. Other integrated appliances include a Bosch dishwasher, coffee machine and microwave, an inset sink unit has a mixer tap over and there are vertical radiators and splashback wall tiling where appropriate. Double part glazed doors open through to the;

Garden Room / Dining Room 5.39 m x 3.77 m (17’8 x 12’4) – A contemporary flat roof extension with stunning countryside and garden views, a fibreglass roof and fully opening bi-folding doors to both the side and rear aspects. There is wood laminate flooring, two, three-branch pendant light fittings, a modern cast iron log burner and vertical radiator.

Breakfast Room / Snug 3.87 m x 2.45 m (12’8 x 8’0) – Has a uPVC window to the rear garden, wood laminate flooring, radiator, a range of built-in fitted cupboards and door to;

Main Reception Hall – Has wooden parquet flooring and ornate cast iron radiator and staircase leading to the first floor accommodation with under stairs storage cupboard beneath. A front door with original ornate stained glass side panel open through to the 'front' entrance porch which has French doors to the front aspect.

Lounge 4.99 m x 3.99 m (16'4 x 13'1) – Has a uPVC box bay window to the front aspect and exposed wooden floorboards. The lounge has two radiators and a fireplace comprising a cast iron woodburning stove with period fire surround and polished back panel. Double doors open through to a; **Small Sunroom off the lounge 4.17 m x 1.79 m (13'8 x 5'10)** - Having a quarry tiled floor, radiator, uPVC window to the front aspect and feature arched window.

Sitting Room 4.96 m x 3.80 m (16'3 x 12'5) - Has uPVC windows to the side and rear aspects with beautiful views over the gardens from both. There are exposed floorboards and a radiator. This room has previously also been used as a ground floor bedroom, due to the fact that there is the added convenience of a shower room to the ground floor.

Spacious first floor landing has a uPVC window to the side aspect, radiator, storage cupboard into the eaves and doors arranged off to;

Bedroom One 5.0 m x 3.95 m (16'4 x 12'11) - Maximum measurements into the bay and excluding wardrobes. Has a walk-in uPVC box bay window to the side aspect, two radiators and brand new built-in wardrobes fitted with a range of hanging rails and shelving in addition to a generous walk-in storage space in the **eaves 4.0m x 1.55m (13'11 x 5'10** total dimensions but with restricted headroom) also with light and a radiator. Step down into the **en-suite** – Which includes a corner shower enclosure, pedestal wash handbasin and low flush WC. There is a range of fitted cupboards, a towel rail, wood laminate flooring and windows to the front and side aspect. **Bedroom Two 3.67 m x 5.11 m (12'0 x 16'9)** – Has uPVC windows to the side and rear aspect, two radiators and modern freestanding double and triple wardrobes which have hanging rails and shelving and can be included within the sale of the property. **Bedroom Three 3.80 m x 2.94 m (12'5 x 9'7)** – Has a uPVC window to the side aspect overlooking the garden, radiator and freestanding triple wardrobe which can be included within the sale of the property. **Bedroom Four 2.75 m x 2.16 m (9'0 x 7'11)** – Has a uPVC window to the front aspect and a radiator.

Family Bathroom - Comprises a pedestal wash basin and panel bath with curved shower screen and shower unit over with Victorian style fittings. There is a built-in airing cupboard and uPVC window. A separate toilet is located off the landing and houses a low level WC and wash basin.

Outside –The property is approached off Sibsey Road through wooden gates and onto an extensive in and out carriage style driveway providing ample off-road car parking and turning space for several vehicles. The property is set well back from the road and has an extensive flower bed with the driveway planted filled with cottage style flowering plants and shrubs. A garage has an electrically operated door with lights and power connected and personnel door to the rear aspect. There is a paved patio covered by a gazebo making an ideal outdoor dining area and an old mulberry tree provides welcome shade. There are two timber sheds which will be included within the sale measuring **8'0 x 14'0** one is located to the side of the driveway and the other just after the natural pond.









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Plan produced using PlanUp.



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