



Being situated on a country lane and having the benefit of no immediate neighbours and surrounding fields, you could be forgiven for thinking this property is far more rural than it really is. In reality this beautifully presented bungalow is only a few minutes' drive from Boston itself and has easy access straight off the A52. It's easy then to see why the owners have remained at the property for so long, which has been updated and clearly well maintained during their forty or so years of ownership.

In brief, the accommodation comprises porch/boot room, modern kitchen with open plan dining room plus utility, three double bedrooms and modern four-piece bathroom suite.

In keeping with the internal presentation, the outside gardens are similarly immaculate. The bungalow is set well back from the lane and has the benefit of a particularly generous block-paved driveway and garage plus of course the aforementioned far-reaching open views. French doors from the lounge lead out to the side of the property which features a substantial patio area and gives access to the custom-built hot-tub room, open bar area and rear garden, all of which enjoy considerable seclusion. Viewers working to a restricted timeframe will also appreciate that the property is being offered with no onward chain.

- Beautifully Presented Three Bedroom Bungalow
- Sought-After Country Lane Location With No Immediate Neighbours
- Surrounding Views Over Neighbouring Fields
- Situated On A Generous Plot With Extensive Parking & Garage
- Hot Tub Cabin & Custom-Built Outside Bar
- No Onward Chain
- Oil-Fired Central Heating & Open Fire
- Tenure: Freehold. EPC 'E 53'. Council Tax 'C'.

\*This property is not connected to mains drainage.











**Entrance** - Via part glazed uPVC door into the:

**Boot Room/ Porch 3.57m x 2.34m** - Having tiled floor and further uPVC door through to the kitchen:

**Kitchen 3.44m x 3.32m** - The kitchen comprises a generous range of modern fitted cupboard and drawer units to both base and eye level with work surfaces over having an inset sink drainer and four ring induction hob with extractor canopy. Further integral appliances include eye level double oven, built-in fridge freezer and integral dishwasher. The kitchen has open access to the:

**Dining Room 3.67m x 1.90m** - The dining room features a continuation of the Karndeem flooring and has further cupboard and drawer units to both base and eye level and window to the side aspect.

A door from the kitchen leads through to the: **Entrance Hall** - Having loft access, radiator, Karndeem flooring and doors arranged off to:

**Lounge 7.56m x 3.45m** - The lounge is a lovely size and benefits from a double aspect with two uPVC windows overlooking the front garden and neighbouring fields. There are French doors to the side leading out to the gardens and seating areas, two radiators, tv point and open fireplace.

**Utility with WC 3.56m x 1.94m** - With uPVC window to the rear aspect, tiled floor, hot water cylinder and having spaces for washing machine and tumble dryer and further space for tall fridge/freezer. Also having a close coupled WC, hand basin and heated towel rail.

**Master Bedroom 4.55m x 4.28m** - All three bedrooms are doubles, with **bedroom one** being particularly generous and including a range of fitted wardrobe units, radiator and uPVC window overlooking the front.

**Bedroom Two 4.85m x 2.99m** - Also a good size double room with uPVC window overlooking the rear garden. Radiator.

**Bedroom Three 3.04m x 3.02m** - This room also overlooks the rear garden and views beyond, also including a fitted wardrobe and a radiator.

**Bathroom** - The bathroom comprises a modern four piece suite of pedestal hand basin with mixer tap, panel bath, low profile close coupled WC and a separate shower cubicle. Tiled walls, heated towel rail and Karndean flooring.

**Outside** – As can be seen from the photos, the gardens of Windy Ridge have been superbly maintained. The front of the property combines a generous sweeping block-paved driveway which leads up to the attached **Garage 6.76m x 3.48m** having power, lighting and personnel door to the rear garden. The plot itself is notably wide and has space to the side for the **Hot Tub Cabin** and the hot tub itself can also be included in the asking price. A paved footpath extends alongside the property leading to the rear, which features a summerhouse and combines a lawned garden and a substantial patio area with bespoke open bar. The garden has been bordered with hedging to the rear, beyond which lies open fields.

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