



72 Sleaford Road

The spacious period town houses are always popular because they seem to suit so many different types of buyer. Situated closer to the Woodville Park area of Sleaford Road, this spacious three bedroom family home is conveniently positioned within walking distance of the popular Boston West primary school, Peter Paine sports centre and the tennis club as well as the train station and all other amenities in the busy town centre.

Whilst I am now quite used to the deceptive size of these Victorian properties, garden sizes vary wildly. Some of these town houses only have a yard at the back and are dreadfully overlooked. This lovely property actually has a large established garden that has created a very private and secluded oasis literally on the outskirts of the town.

It is always lovely to find a period property that has been tastefully upgraded over the years and yet still retains as many of the lovely period features as possible. Generous rooms with high ceilings, panelled doors, deep skirtings and ornate coved cornice are all part of the charm with this type of property of course, but keeping up to date with modernisation over the years ensures that these characterful properties are much warmer, drier and more energy efficient than ever.

No.72 actually benefits from uPVC doors and windows throughout, including the bay window, the kitchen has been replaced in recent years as well as the hallway floor which has been replaced and re-tiled in beautiful Victorian style decorative floor tiles. It has both a lounge and dining room with a Clearview wood-burner in addition to a breakfast room off the kitchen and a utility room.



A part glazed uPVC front door with stained glass panels opens into the:

Entrance Hallway - Having attractive Victorian style floor tiles, staircase leading to the first floor accommodation with under stairs storage cupboard and a radiator.

Lounge 4.68m x 3.80m (15'4 x 12'5) – Has a uPVC bay window to the front aspect with fitted horizontal blinds, built-in bookshelves to either side of the chimney breast and deep coved cornice to the ceiling in addition to a ceiling rose. A fireplace comprising an arched cast-iron interior and marble hearth makes an attractive feature, although the chimney itself has been capped. Double doors open through to the:



Sitting Room 4.08 m x 3.80 m (13'4 x 12'5) - The doors are usually left open so that the room flows as one large room with the option to divide. The sitting room has uPVC French doors to the rear courtyard area of the garden. There is a cast iron Clearview woodburning stove set up on a slate hearth with an oak beam over, radiator, central ceiling light point and fitted shelving to either side of the chimney breast.

Dining Room 3.00 m x 2.96 m (9'10 x 9'8) – Has a uPVC window to the side aspect, radiator, wood grain effect laminate flooring and open access through to the:

Kitchen 3.76 m x 2.99 m (12'4 x 9'9) – Having two uPVC windows to the side aspect, luxury vinyl floor covering and a modern kitchen comprising a range of work surfaces with oak fronted drawer and cupboard units at both base and eye level. There is space and point for a gas cooker, space and point for a fridge freezer and space and plumbing for a dishwasher. There is a twin drainer sink unit with a mixer tap over and modern 'Metro style' wall tiling where appropriate.

A part glazed door leads through to a rear **sun-room/ utility 3.31 m x 2.13 m (10'10 x 6'11)** – Which has uPVC windows to the front, side and rear aspect with opening fan lights, a uPVC glazed door to the side aspect, work surface with space and plumbing beneath for washing machine and tumble dryer with cupboards above and door leading through to the downstairs **Cloakroom** – Housing a low level WC and a wash basin with a uPVC window to the rear.

Split level first floor landing has doors arranged off to **Bedroom One 3.99 m x 3.92 m (13'1 x 12'10)** - Having a uPVC window to the rear aspect and a radiator.

Bedroom Two 3.77 m x 3.92 m (12'4 x 12'10) – Has a uPVC window to the rear aspect and a radiator.

Bedroom Three 3.82 m x 2.08 m (12'6 x 6'9) – Has a uPVC window to the side aspect and feature windows to the hall, there is a fitted wardrobe which also houses the gas fired boiler and a radiator.

Study/Nursery 2.90 m x 1.46 m (9'6 x 4'9) – Has a uPVC window to the front aspect, radiator and fitted shelving.

The Bathroom - Has a uPVC window to the rear aspect and half tiled walls. It comprises a three-piece bathroom suite of shaped panel bath with shower and screen over, pedestal wash hand basin and low level WC.

Outside - To the front of the property a gravel driveway provides off-road car parking for up to two vehicles with a brick retaining wall. The rear garden is far larger than you would imagine and surprisingly private and secluded. Immediately to the rear of the property is a gravelled courtyard area, with a side gate leading to the front. The established and well stocked garden then continues way back, with generous areas of lawn and patio and several spaces to sit outside on a summers day or a warm evening.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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