



Situated within a convenient walking distance to the hospital, high school and the historic town centre, this beautifully presented property really is the perfect family home. The current owner purchased it in 2016 and spent the following 18 months both extending and completely renovating this C19th property to the highest level of specification.

Today this spacious four / five bedroom property is offered with no onward chain and not only benefits from a brand new roof, majority new windows, completely new electrics and whole new plumbing and gas fired central heating systems, it has also been totally re-plastered throughout with brand new doors, architraves and skirting boards. An incredible indoor gym, spa and games room complex will be a dream come true for an active family that loves to entertain and includes a purpose built gym complete with sauna, steam room, shower room and cloakroom. The gym floor actually covers a recently refurbished former swimming pool if that would be a preference before opening through to a large games room opening fully onto the rear courtyard, patio and gardens.

Naturally, the kitchen and bathrooms have also been replaced to the same great standard; the beautiful bespoke kitchen includes Corian and oak worktops and fully integrated Siemens appliances in addition to an electric AGA. The bathrooms are fitted with quality sanitaryware, taps and fittings by Victoria and Albert, Axor and Gerberit.

Designed to suit all aspects of modern family life, the property also includes a first floor cinema room and state of the art conveniences such as a highly sophisticated, ipad-controlled audio-visual system which includes the outside areas and a fresh air exchange system within the soffits removes any stale air and lingering odours and draws temperature controlled air from the outside. The ultimate in luxury convenience however has to be the centralised BEAM vacuum system which is operated by a special socket in every room that avoids lugging around and charging a Hoover. You simply plug in a pipe which is linked to a tank in the garage.

Outside, the property has a gated approach onto a large circular carriage driveway with an immaculate double garage. A large walled rear courtyard and patio includes a superb oak-framed outdoor entertaining area complete with kitchen, pizza oven and an open fireplace to enjoy when the sun goes down. The beautifully landscaped garden beyond is incredibly private including a stream water feature, atmospheric lighting and many mature trees and shrubs, with a substantial further garden area beyond the moon gate.







Entrance 5.78m x 3.96m (19'0 x 13'0) – A part glazed and stained glass front door opens into the **Reception Hallway** – Having engineered oak flooring, staircase rising to the first floor accommodation with under stairs storage cupboard, radiator, LED spotlights and chandeliers to the ceiling. There is a door off the hallway to the downstairs cloakroom, French doors opening through to the **Garden Room** and further doors arranged off to the:

Summer Room 5.75m x 3.29m (18'10 x 10'10) – Having a continuation of the engineered oak flooring, radiator, a combination of LED spotlights and two central ceiling light points and a curved Georgian style window overlooking the rear courtyard patio and entertainment area. An archway opens through to the:

Bespoke Breakfast Kitchen 7.40m x 3.10m (24'3 x 10'2) – This contemporary L-shaped kitchen has uPVC windows to both the front and rear aspect, a ceramic tiled floor and LED spotlights to the ceiling. It is a superb bespoke kitchen comprising an extensive range of work surface space with a built-in breakfast table and a cohesive blend of styled units to include several cupboards, deep pan drawers and full height larder style units. Integrated appliances include a Siemens gas hob with Elika extractor canopy over, two built-in Siemens double oven units, fridge and freezer and a dishwasher. A purpose built drinks area has glass shelving and pendant lighting, two large wine coolers and an integrated Siemens coffee machine. For lovers of a more traditional kitchen, an electric AGA is also included in the kitchen within the sale of the property. A study area at the front of the kitchen makes an ideal space for homework or the family computer.

Side Entrance Hall - Has a door leading to the outside of the property, a door to the '**control room**' containing all of the electrical components for the centralised audio-visual system, vacuum and fresh air system with a further door to the **Utility Room 3.50m x 1.96m (11'6 x 6'5)** – Has work surface space with cupboards beneath and space and plumbing for a washing machine and tumble dryer.

Dining Room 3.72m x 4.81m (12'2 x 15'9) – Has a uPVC window to the front aspect, doors to both the kitchen and hallway, a continuation of the engineered oak flooring and LED spotlights in addition to a three branch copper light fitting for over a dining table. An attractive fireplace and fire surround includes a log effect gas fire.

Lounge 5.78m x 3.94m (19'0 x 12'11) – Has a uPVC walk-in bay window to the front aspect, a continuation of the engineered oak flooring and two radiators. An attractive 'lodge style' brick and timber fireplace houses a remote control log effect gas fire. French doors open through to the:

Garden Room 2.71m x 7.30m (8'11 x 23'11) – Has Georgian style uPVC windows and French doors to the rear courtyard, patio and entertainment area, a continuation of the engineered oak flooring, LED spotlights to the ceiling and three roof lanterns. An additional set of French doors open through to the:

Gym, Spa and Games Room Complex – To include a generous gym area **5.98m x 9.48m (19'7 x 31'1)**, with carpeted and travertine marble areas with underfloor heating ideal for gym equipment with large mirrors and spotlights to the ceiling. Four opaque glass doors open to reveal a cloakroom, sauna, steam room and separate shower room, all tiled with travertine marble, quality fixtures and fittings and touch panel automatic lighting. This area leads into: **Games Room 9.75m x 9.38m (32'0 x 30'9)** – Having four sets of uPVC French doors and side panels to the courtyard patio, outdoor entertainment area and gardens beyond. The games room has a combination of LED lighting and pendant light fittings ideal to illuminate a pool table, ice hockey table or similar. As in the gym, a range of bespoke built furniture by local cabinet makers Dales could be open to negotiation and includes a bar area with stools as the perfect vantage point to enjoy sports on the flat screen TV, built-in towel shelves, drinks coolers and cupboard units.

The first floor landing - Has a uPVC window to the front aspect, two central ceiling light fittings and door arranged off to:

Cinema Room / Bedroom Five 5.80m x 3.95m (19'0 x 13'0) – Has a uPVC window fitted blind to the front aspect, air-conditioning unit and full home cinema entertainment equipment to include cinema screen. Please note this room would create another large double bedroom if the cinema room was not required.

Bedroom One 5.30m x 5.10m (17'5 x 16'9) - Has a uPVC window to the rear aspect with fitted blinds, two radiators and a combination of LED spotlights and pendant light fittings. The master bedroom incorporates an extensive range of modern fitted bedroom furniture to include wardrobes, cupboards and co-ordinating bedside units with illuminated shelving and LED lighting. En-suite shower room - Has a shower enclosure with both mixer hose and rain shower, a tiled vanity unit with glass wash basin and floating WC with wall mounted flush fittings.

Bedroom Two 3.74m x 4.92m (12'3 x 16'2) - Has a uPVC window to the front aspect and a radiator.

Bedroom Three 4.20m x 4.84m (13'9 x 15'11) - Has a uPVC window to the front aspect, radiator and built-in bedroom furniture to include a range of fitted wardrobes.

Bedroom Four 4.01m x 3.34m (13'2 x 10'11) - Has a uPVC window to the rear and side aspect, with a radiator.

Family Bathroom 1.96m x 3.76m (6'5 x 12'4) - Has two uPVC windows to the rear aspect and comprises a beautiful four piece contemporary bathroom suite to include a freestanding Victoria and Albert Oval bath with Axor floor standing chrome mixer tap and hose, large ceramic wash basin with pendant light fitting over and drawers beneath, a tiled shower enclosure with rain shower and illuminated niches and a floating WC with wall mounted flush.









Outside – Situated upon a large, private and well established plot, this secure property is reached via double electric gates set within a brick wall. The gates open to reveal a generous block paved in and out driveway which provides ample off-road car parking and turning space for many vehicles as well as an EV charger point and outside sockets. An attractive illuminated central water feature and vintage style lanterns create a most attractive ambience within the surrounding trees and shrubs on an evening.

A **Double Garage 6.73m x 5.73m (22'1 x 18'10)** – Has a pair of electric double doors which open to reveal a generous garage space that has been painted throughout and has a storeroom to the rear and steps leading up to an attic room above.

The rear garden comprises a **fabulous large illuminated patio** with a centralised water feature and raised beds planted with trees and flowering shrubs to add shape, colour and interest all year round. Perfect for a family that like to entertain, this area includes a **Brick and oak framed outdoor dining and seating area** - with purpose built pizza oven, lighting and an open fireplace. A latch door leads through to a kitchen area with sink and cupboard units and space for refrigerator etc.

Beautifully secluded and landscaped gardens then extend beyond to either side of a paved pathway. The gardens are in the majority laid to lawn and surrounded by many mature and well established trees flowering plants shrubs and bushes. There are several areas suitable for sitting in either full sunshine or shade and an attractive stream style water feature which when use allows the sound of trickling water runs beneath a small bridge, over pebbles and within the borders. At the bottom of the garden a beautiful moon window leads through to a **further substantial garden area** suitable for future landscaping dependent on personal taste.



22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T | 01205 336122

E | sales@fairweather-estateagents.co.uk

