



Tennyson Lodge

When visitors come to view properties in Boston for the first time, they fall in love with certain roads straight away. With the iconic landmark of one of the largest operating windmills in England at the end of the road, the picturesque Willoughby Road is most definitely a clear favourite.

Tennyson Lodge is a beautifully presented property that has been a much loved family home. Renovated and extended by the current owner, this spacious property has a modern layout that will be popular with young families; having a generous open-plan kitchen and dining room that flows into a spacious lounge area. There are two double bedrooms and a large bathroom to the ground floor, with the large master bedroom having an en-suite, plus three additional bedrooms and a shower room upstairs in the first floor attic conversion.

In addition to an enclosed rear garden, the property has a landscaped frontage, enclosed by railings, which offer an additional degree of security for pets and young children. The driveway extends to the front and side, providing ample off road parking for larger vehicles as well as a detached garage / workshop with double doors.

With an attractive outlook over the Maud Foster, the verge along Willoughby Road is absolutely filled with daffodils in the springtime, and the banks, dotted with moorings, also attract the odd local fisherman enjoying a quiet day off. The added advantage to this attractive location is that the property is within a pleasant walking distance to the town centre, primary and secondary schools and Pilgrim Hospital, as well as being convenient for keen golfers with Cowbridge Golf Course just around the corner.

Tennyson Lodge is a really lovely property and is offered with no onward chain.

EPC - 'C'

Council Tax Band - 'B'



Entrance – A uPVC front door opens into an **Entrance Hall/Boot Room 3.99 m x 2.55 m (13'1 x 8'4)** – With strand woven bamboo flooring, gas fired boiler and space and plumbing for washing machine.

Cloakroom – Has a continuation of the bamboo flooring, pedestal wash handbasin and low level WC with radiator and uPVC window to the side aspect.

Open-Plan Living Kitchen and generous Dining Area 17.14 m x 7.49 m (56'2 x 24'6) Max Narrowing to 3.55m (11'7) – Has uPVC windows to the side and rear aspects and French doors opening out onto the rear patio and garden beyond. There is a continuation of the bamboo flooring, a radiator and extensive work surfaces with modern, high gloss drawer and cupboard units at both base and eye level. Integrated appliances include a gas hob with extractor canopy over and an electric fan. There is an integrated dishwasher and space for an American style fridge freezer which is plumbed for a drinks dispenser. There is an inset single drainer sink unit with mixer tap over and the work surface extends into a breakfast bar with overhang suitable for breakfast stools. The dining area has ample room for a large dining table and chairs to seat several diners.



This large open-plan room then leads off into the **lounge area** - there is a uPVC window to the front and French doors to the side aspect, two ceiling light points, three radiators and a staircase leading to the first floor accommodation. A chimney breast has a lined chimney suitable for use with a woodburning stove.

Hallway - Has doors arranged off to:

Bedroom One 7.67 m x 3.60 m (25'1 x 11'9) – A large master bedroom with uPVC windows to the side and rear aspect, two radiators and door linking through to an en-suite **Shower Room** – Housing low flush WC, pedestal wash handbasin and shower enclosure.

Bedroom Two 4.05 m x 3.50 m (13'3 x 11'5) – Has uPVC window to the front and side aspects and a radiator.

Bathroom – Has a uPVC window to the side aspect, bamboo flooring and three-piece suite comprising low flush WC, floating wash basin with mixer tap over and double ended bath with mixer tap. The bathroom has a radiator and ample room for the addition of a double shower enclosure if required.

First Floor Landing – Has storage space into the eaves, Velux style window and radiator. Please note that due to sloping ceilings, there is restricted headroom in part in the first floor bedrooms.

Bedroom Three 4.99 m x 2.60 m (16'4 x 8'6) – Has a Velux style window to the rear aspect, sloping ceiling and a radiator.

Bedroom Four 3.96 m x 3.48 m (12'11 x 11'5) – Has a Velux style window to the rear aspect, sloping ceiling and a radiator.

Bedroom Five 4.03 m x 2.84 m (13'2 x 9'3) – Has a Velux style window, sloping ceiling, radiator and door leading to eaves storage.

Shower Room – Has corner shower cubicle, low flush WC and vanity wash basin with mixer tap over and cupboard beneath.

Outside – To the side of the property an extensive gravel driveway provides off-road car parking for several vehicles and has double wooden gates providing access to a **Detached Garage/Workshop** of block construction, having double doors to the front aspect and windows to the side aspect.

There is a brick retaining wall to the front, and a lawned front garden, with a wrought iron hand gate providing access to an enclosed front courtyard area which provides added security for children and pets.

The rear garden is totally enclosed by fencing and the double gates. It is laid mainly to lawn with two patio areas ideal for capturing the sunshine at various times of the day. It may be of interest to a potential buyer to know that the award-winning Willoughby Road allotments are conveniently located near to the property.







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