



Besant Close

Situated upon a generous corner plot, in a sought after village location, this beautifully presented family home is surrounded by attractive and established gardens. The outside space has been just as well maintained as the inside of the property, with the sellers keen to point out that the east-facing garden captures the sun all day long and so both the open-plan kitchen and the lounge are filled with natural daylight and have French doors that flow directly out onto the private patio and garden. This larger than average plot includes ample parking and hard-standing for several vehicles and a double garage with electric doors.

Neutrally decorated and immaculately presented throughout, the large open-plan kitchen, bathroom and en-suite have all been upgraded within recent years, and the shower in the main bathroom is still under warranty. A brand new boiler was only fitted in March 2025, and so benefits from a 10 year manufacturer's warranty. Each of the four bedrooms have fitted wardrobes.

Sibsey is one of the area's most sought after villages; only four miles from Pilgrim Hospital and the historic market town of Boston, it is especially convenient for doctors and consultants and popular with young families hoping to attend the Sibsey Primary School. Other amenities include a village shop, pub and a village hall. Secondary schools are available in the town as well as the adjacent villages of Stickney and Old Leake.

EPC - 'C'

Council Tax Band - 'E'

Freehold

Heating Mains Gas - Drainage - Mains



Entrance – A part glazed uPVC front door opens into the **Entrance Hallway** – Having a quality LVT flooring in a porcelain tile design, staircase rising to the first floor accommodation with cupboard beneath, radiator and LED spotlights to the ceiling.

Cloakroom - Has uPVC window to the side aspect and a modern two piece suite to comprise low flush WC and vanity wash basin with mixer tap over and cupboards beneath. The cloakroom has half tiled walls and a tiled floor, a chrome towel rail and a brand-new Gas fired boiler fitted in March 2025 with a 10 year manufacturers guarantee.



Open-Plan 'Living Kitchen' 6.53m x 5.51m (21'5 x 18'1) – Has a continuation of the porcelain tile style LVT flooring from the hallway and uPVC window to the side aspect and uPVC French doors opening onto the patio and garden. This modern light filled kitchen comprises a range of granite effect work surfaces with modern drawer and cupboard units at both base and eye level. A central island unit with contrasting wood-grain trim has integrated wine cooler and fitted drawers. Other integrated appliances include an induction hob with extractor fan over, combination microwave, double Neff electric fan oven, dishwasher and washing machine. There is the perfect space with plumbing behind for an American style fridge freezer which may be open to negotiation. A ceramic sink unit has a mixer tap over and there are LED spotlights to the ceiling. This generous kitchen has ample space for a dining table and chairs as well as sofas etc.

Lounge 5.54m x 3.56m (18'2 x 11'8) - Has a uPVC window to the front aspect and uPVC French doors opening onto the rear patio and garden. There are two radiators, two central ceiling light points and fitted blinds.

The first floor landing has a stained glass window to the side and LED spotlights to the ceiling. There is a built-in airing cupboard, loft access and a radiator, with doors arranged off to:

Bedroom One 3.84m x 3.4m (12'7 x 11'2) - Has a uPVC window to the rear aspect, radiator and built in triple wardrobe with hanging rail.

En-Suite Shower Room 2.77m x 1.55m (9'1 x 5'1) - Has an oak coloured LVT flooring in a herringbone design and comprises a modern suite to include low flush WC, pedestal wash hand basin and tiled shower enclosure. There is a radiator and a uPVC window.

Bedroom Two 3.45m x 3.4m (11'4 x 11'2) – Has a uPVC window to the rear aspect, radiator and built-in double wardrobe with hanging rail.

Bedroom Three 3.43m x 2.82m (11'3 x 9'3) – Has a uPVC window to the rear aspect, radiator and two double built-in wardrobes with hanging rails.

Bedroom Four 2.46m x 2.06m (8'1 x 6'9) – Has a uPVC window to the front aspect, radiator and built-in wardrobes and cupboards.

Family Bathroom 3.78m x 2.57m (12'5 x 8'5) – A lovely large bathroom with uPVC windows to both the front and side aspect and full tiling to the walls and floor. The bathroom comprises a modern four piece bathroom suite of panel bath with mixer hose over, built in low flush WC with concealed system and wash basin with cupboards beneath. A fully tiled walk-in double shower has had a new shower unit fitted which is still under warranty.

Outside - The property is situated upon a corner plot with gardens to 3 aspect. An extensive gravel driveway provides ample off-road parking for several vehicles as well as an EV charging point. A **Double Garage 5'51m x 5.26m (18'1 x 17'3)** - Has two electric roller doors which are still under warranty, lights and power. There is a generous paved area to the side of the property which could provide additional hardstanding if required and a lawned garden to the right of the property is interspersed with a selection of young trees, shrubs and bushes. The rear garden is totally enclosed by fencing and established hedging with access from a gate within a wall to the front. The seller informs us that their most attractive rear garden is east facing and so captures the sun all day long. In addition to the lawn there are borders planted with a range of flowering plants and an extensive L-shaped paved patio, perfect for outdoor dining furniture, sun loungers etc. A small raised fish pond has a pump and filter and adds the final touch with the sound of trickling water to this most attractive garden.







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