



Sunnyside

I often feel that estate agents can be quick to refer to older style character properties as ‘would benefit from modernisation’. Whilst I recognise that those specifically looking for a newer house, with uPVC windows and shiny new kitchens and bathrooms would indeed feel the need to modernise and upgrade to their own taste, many properties are still much loved homes, even with all of their older features.

Sunnyside has indeed been owned (and very much loved) by the same family since 1983. The sellers are keen for me to point out that they, their children and now grandchildren, all have the most wonderful family memories of school holidays and relaxing weekends spent at the property, having enjoyed this semi-rural cottage as their second property and holiday home away from London for 42 years.

Visiting the property on a beautiful spring afternoon, Sunnyside is perfectly suited to its name. Sitting on a generous plot, with established gardens to the front, side and rear, the private gardens were filled with sunshine and the cottage enjoys some incredible open views over the neighbouring countryside; one of the features the family will miss the most. When you step inside the property instantly feels comfortable and benefits from three double bedrooms and a separate lounge and dining room. The beautiful period fireplace in the lounge is one of the attractive features and I understand is a lovely cosy open fire. There are several old doors, an enamel bath in the bathroom, and the Habitat kitchen, which once felt very modern, now also adds to the vintage charm.

The family accept that ‘most buyers’, not having lived in the property and not benefiting from their nostalgic childhood memories may naturally wish to upgrade other aspects too such as the windows, heating system and general décor perhaps, but their hope is that whatever the future holds for Sunnyside, the new buyer enjoys living there just as much as they have.

- No chain
- Drainage - Mains
- EPC - F
- Council Tax Band - A



A part glazed door opens into an **Entrance Hall** - With staircase rising to the first floor accommodation and a fuse box.

Lounge 4.31 m x 3.67 m (14'1 x 12'0) – Having a bay window to the front aspect with views over the front garden area, a picture rail and an electric storage heater. An attractive period fireplace suitable for an open fire has a decorative cast iron interior and period tiled inserts and hearth.

Dining Room 3.67 m x 3.63 m (12'0 x 11'10) – Has windows to the side and rear aspect, under stairs storage cupboard with shelving and an electric storage heater.



Kitchen 3.48 m x 2.12 m (11'5 x 6'11) – With back door to the side garden and a sash window to the side aspect, the kitchen comprises a range of work surfaces with drawer and cupboard units at both base and eye level. A single drainer stainless steel sink unit has hot and cold taps over and there is space and point for an electric cooker, space and plumbing for a dishwasher and space for a refrigerator.

Ground Floor Bathroom – Has a window to the side aspect and comprises a two-piece white suite of enamel bath with hot and cold taps over under pedestal wash hand basin. The bathroom also has space and plumbing for a washing machine, a towel rail and built-in airing cupboard with shelving and hot water cylinder. A latch door opens through to a separate cloakroom with window to the side aspect, electric heater and low level WC.

Bedroom One 3.70 m x 3.70 m (12'1 x 12'1) – Has a sash window to the front aspect and electric storage heater.

Bedroom Two – Has a window to the rear aspect enjoying beautiful views over the garden and neighbouring countryside, and electric storage heater and built-in cupboard with hanging rail.

Bedroom Three 3.42 m x 2.10 m (11'2 x 6'10) – A third double bedroom with window to the rear aspect, part tongue and groove panelling to the walls and an electric storage heater.

Outside – The property is reached via a timber hand gate within established hedging on the front boundary. There is a lawned garden to the front aspect with flowering plants and shrubs and a paved pathway continues along the side of the property providing access to the property via both the entrance hall and kitchen. The garden has a wonderful feeling of space due to the open country views which stretch for miles to the side and rear aspect. The rear garden is divided into two sections, with an arch within mature hedging giving access through to a second, substantial lawn garden area with borders planted with a selection of country cottage style flowering plants and shrubs. Two older timber sheds provide useful storage.

Directions - In the agent's opinion, the most direct route is to proceed out of Boston along the A16, passing through the village of Sibsey and on to Stickney. Stickney Village has both primary and secondary schools, a GP surgery, café and a village store. Just before the centre of the village, take a right hand turn on to Hall Lane which leads straight up to New Leake. Continue past New Leake primary school and the property can then be found shortly thereafter on the right hand side and clearly identified by our for sale board.







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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