





This three bedroom bungalow is not only situated in a sought after location, it has also been thoroughly renovated by the owners who have succeeded in creating a contemporary family home with the versatility to suit the needs of many different types of buyer. Externally, the front certainly eludes to a nice property, but being set well-back from the lane the property gives little away, certainly no indication of the space afforded by the recent extension - or the generous garden to the rear.

The kitchen, bathroom and en-suite are obvious highlights of the accommodation with quality fitments and appliances throughout, all complimented with beautiful floor and wall tiling. All three bedrooms are doubles and underfloor heating has been employed through the hall, dining kitchen and the lounge. At nearly 7 metres the lounge is a great space for entertaining friends and family. A wood-burning stove complements the aforementioned underfloor heating and the open plan design coupled with bifold doors really helps maximise the natural light. This room will inevitably be *the* highlight for many viewers. The accommodation also includes a utility and a gym which could serve equally well as a games room (or an office perhaps, for buyers who work from home.)

Viewers will be pleased to note that the windows and doors have also been replaced and that the plumbing and electrics have been updated. The sellers have been equally attentive outside, which (as can be seen from the photos) enjoys a similar attention to detail.

Conveniently positioned just on the outskirts of the town, not far from the hospital, Pilley Lane is a road that all visitors remark upon. Filled with established and individually designed homes, the area particularly comes to life with the colours of summer and in the Springtime when the trees are filled with blossom and the gardens with spring bulbs. The location is also particularly handy for the A52/A16 and buyers needing access to the Tower Road primary school, St. Marys Catholic school and the Boston High School.

\* Tenure: Freehold. EPC 'E' 47. Council Tax Band 'D'. Please note the gym/office has utilised some space from the former integral garage.









A canopy porch with wrought iron security gate and composite door opens into the:

**Entrance Hall** - Being L-shaped the entrance hall has a limed oak affect tiled floor, radiator, loft access, telephone point, alarm control panel, coat hooks and doors arranged off to:

**Dining Kitchen 6.73m x 3.34m reducing to 1.76m** - The kitchen comprises a generous range of contemporary cupboard and drawer units to both base and eye level with work surfaces including an inset '1810' sink/drain with mixer tap and flexible tail. Integrated appliances include fridge, freezer, dishwasher, Bosch oven and microwave and an inset Bosch Schott Ceran hob with stainless steel style extractor canopy over. The kitchen offers ample dining space and also includes a continuation of the floor tiling. Controls for the underfloor heating and open access to the lounge.

**Lounge 6.81m x 3.63m** - The lounge has open access from the dining-kitchen which combine to create a lovely open-plan space ideal for entertaining friends or family. The sense of space is enhanced further by the addition of bifold doors opening out to the private rear garden. There is also a woodburning stove, recessed dimmer control lighting and controls for the underfloor heating.

**Utility** - The utility has cupboards at both base and eye level with two of these neatly designed to conceal the washing machine and tumble dryer. Inset sink/drain with mixer tap and uPVC window to the rear aspect and a door leading through to the:

**Gym (former Garage space) 3.86m x 2.54m** - With recessed lighting, tiled floor and controls for the heating. Whilst currently used as a gym this room could serve equally well as an office or games room as needed.

**Master Bedroom 4.02m x 3.62m reducing to 2.95m at wardrobes** - A generous double bedroom with uPVC bay window overlooking the front, the master bedroom features an eight door wardrobe suite installed by John Gresham included in the sale. Radiator and door to the en-suite shower room.

**En-Suite** - Comprising a modern white suite of shower enclosure with Aqualisa shower, heated towel rail and vanity suite with hand basin, cupboards and concealed flush WC. Tiled floor and wall tiling as appropriate.

**Bedroom Two 5.33m x 3.07m** - Also a double bedroom, bedroom two enjoys the double aspect with uPVC windows to the front and side aspect, TV point, telephone point and power points.









**Bedroom Three 3.62m x 3.02m** – Also a double bedroom, bedroom three has a uPVC window to the side aspect, radiator, TV point, power point and fitted double wardrobe installed by John Gresham which is included in the sale.

**Bathroom 2.81m x 1.85m** - Comprising a vanity suite with handbasin, integral cupboards and concealed WC, panelled bath with central mixer tap and Aqualisa shower unit over. Heated towel rail, tiled floor and wall tiling as appropriate and fitted cupboard housing the Worcester gas-fired central heating boiler.

## Outside

The outside has been equally well designed with an initial lawned area to the front and a generous block-paved driveway with a turning bay. This has been edged with dove grey stone and fencing with a hedge border on the left. The driveway extends alongside the property to the main entrance and to the former garage, which has up/over door with downlights to each side and storage space.

The rear garden is a lovely size for buyers with younger children or pets to consider, being enclosed and offering considerable privacy, it combines an extended patio area and an extensive lawn sheltered at the rear with mature trees, beyond which lies neighbouring open fields.









**NOTE:** All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract.

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