



Willow Lodge

Located in the highly sought-after area of Garfits Lane Boston, this impressive and spacious four to five bedroom detached residence offers a rare opportunity to acquire a beautifully renovated and extended family home—available with **no onward chain**. Situated just on the outskirts of town, the property enjoys convenient access to well-regarded local schools.

Having undergone a comprehensive renovation and extension within the last 15 years, this beautifully designed property combines contemporary luxury with quality craftsmanship. Well-respected local tradesmen such as Dales Joinery, Richard Reed Builders and Colin Luesby have contributed to the bespoke finish throughout, including a superb handcrafted kitchen and high-spec fixtures and fittings. Internally, the property enjoys three generously sized, beautifully appointed reception rooms with views over the rear garden and four double bedrooms. Three of the bedrooms are located on the first floor, with the master suite and dressing room to the ground floor. Three of the bedrooms benefit from en-suite facilities.

Double electric gates open on to a large block-paved driveway with further gates opening onto the mature, secluded and incredibly private south-facing garden, ideal for family living and entertaining. In the agent's opinion, this outstanding home offers everything required for modern family life in a prestigious and convenient location.







Front door opens into the **Reception Hallway 6.95 m x 3.69 m (22'9 x 12'1)** - Having two uPVC windows to the front aspect, a tiled floor, radiator beneath a radiator cover, ornamental pillars and ornate coving to the ceiling. Staircase rises to a galleried landing on the first floor and a recess to one side which makes an ideal space as a study area. Double doors from the hall open through into the:

Breakfast Room 5.27 m x 3.87 m (17'3 x 12'8) – Has a continuation of the tiled flooring, uPVC bifold doors opening onto the rear patio and private garden and a radiator beneath radiator cover. Bespoke fitted units comprise a generous dresser with illuminated glass fronted display cupboards, shelving and plate racks, plus additional china cabinet. Open access then leads through to the large **Kitchen 5.73 m x 5.30 m (18'9 x 17'4)** – Having a continuation of the tiled flooring and two uPVC windows with fitted blinds overlooking the rear garden. This beautifully designed kitchen fitted by 'The Cabinet Maker' comprises an extensive range of solid granite work surfaces with cream coloured drawer and cupboard units at both base and eye level. A co-ordinating central island unit has solid granite worksurface, an inset ceramic sink with mixer tap and an integrated dishwasher beneath as well as cupboard units. An additional one and a half bowl sink unit set within a worksurface space to the side has a mixer tap over. There is a recess suitable for an American style fridge freezer which will be included within the sale of the property with additional appliances to include integrated fridge and freezer and a Britannia gas fired cooking range with six burner gas hob, ovens and extractor fan above.

An **Inner Hallway** also provides access to a walk-in storage cupboard/boot room with an extensive range of open shelving and coat hooks perfect for bags, shoes and coats. An integral door then opens through to the double garage providing the potential to extend the property further if required subject to the appropriate planning consent. **Utility Room 4.01 m x 3.31 m (13'1 x 10'10)** - Has a uPVC window to the side aspect, a tiled floor and a range of work surfaces with oak fronted cupboard units at both base and eye level. An inset double ceramic Belfast style sink unit has a mixer tap over and there is space and plumbing for both washing machine and tumble dryer.

Dining Room 7.0m x 3.95 m (22'11 x 12'11) - Has a large uPVC bay window overlooking the rear garden and patio with fitted blinds and made to measure curtains. The dining room has beautiful oak flooring and an attractive fireplace with an ornate carved oak surround, embellished cast iron interior, tiled inserts and a living flame effect gas fire. This generous reception room has a combination of wall and ceiling light points and a radiator beneath radiator cover.

Lounge 7.0m x 5.67 m (22'11 x 18'7) – Has a large uPVC bay window to the rear aspect with fitted blinds and made to measure curtains as before. An ornate stone fireplace is suitable for an open fire and has a dog grate in situ. This beautifully appointed reception room has a quality carpet, wall and ceiling light points and radiator.

Family Room/Study 4.52 m x 3.62 m (14'9 x 11'10) – More recently used as a ground floor bedroom as it is across the hall from the ground floor bathroom, this additional reception room has bifold doors opening out onto the rear patio and garden, oak flooring, radiator with ornate radiator cover and wall and ceiling light points.

Ground Floor Bathroom - Has a uPVC window to the front aspect with fitted blind and radiator beneath ornate radiator cover. The bathroom comprises a three-piece suite with bespoke fitted units designed and fitted by Dales Joinery of Boston. The suite includes a panel bath with mixer taps over, pedestal wash handbasin and low-level WC there is wall tiling where appropriate and a towel rail.

Master Ground Floor Bedroom Suite 5.69 m x 4.98 m (18'8 x 16'4) – Has two uPVC windows to the front aspect with fitted blinds, wall and ceiling light points and a radiator. An archway leads through to a dressing area fitted with bespoke wardrobes complete with a range of hanging rails and shelving, co-ordinating drawers and dressing table. **En-suite** - Comprises a generous walk-in wet room with a uPVC window to the side aspect and a four piece suite to include wash basin within a bespoke fitted unit, low-level WC, bidet and generous fully tiled walk-in shower all tiled with travertine marble tiles.

First floor landing has windows to both the front and rear aspect, radiators and storage into the eaves.







Bedroom Two 5.75 m x 4.07 m (18'10 x 13'4) – Has a uPVC window to the front aspect, radiator and bespoke built in bedroom furniture to include an extensive dressing table unit with drawers beneath and wall mounted vanity lights over in addition to co-ordinating bedside units and built-in wardrobes with hanging rails. En-suite – Has a walk-in double shower enclosure, low flush WC and wash basin with mixer taps over. There is tiling where appropriate to the walls and a radiator with radiator cover. **Bedroom Three 5.21 m x 2.71 m (17'1 x 8'10)** – Has a uPVC window to the front aspect, radiator and storage into the eaves. **En-suite bathroom** comprises a panel bath with shower unit and shower screen over, low flush WC and wash basin with cupboard units beneath. There are fully tiled walls and a towel rail. **Bedroom Four 5.36 m x 4.07 m (17'7 x 13'4)** - Has a uPVC window to the rear aspect, radiator and storage into the eaves.

Outside - The property stands beautifully along Garfits Lane with a brick retaining wall to the front boundary and double electric wrought iron gates which open onto the extensive block paved driveway providing ample off-road parking and turning space for many vehicles.

An Attached Double Garage 9.21 m x 5.45 m (30'2 x 17'10) - Has two electrically operated up and over doors, a tiled floor and two uPVC windows to the front aspect. It also has the hot water cylinder and the gas fired boiler and as previously mentioned could provide the opportunity to extend the living accommodation from the main property subject to the appropriate planning consent.

A wrought iron gate to the side of the property leads through to the beautifully private and well established rear gardens. Landscaped within recent years to include an extensive paved patio which runs the full length of the property within a brick retaining wall the garden then extends into a shaped lawn with timber pergola trailing with climbing flowering plants and a summer house. A large sunken pond no longer contains any fish, but does have pump and filter. In the agent's opinion this could be adapted to create a nice outdoor plunge pool. The garden is surrounded by well-established trees and bushes adding a good degree of privacy and seclusion. It is difficult to imagine that the town is only a convenient five minutes away.

Garfits Park is situated at the end of the lane and will be an extra benefit to families and dog walkers.







Total area: approx. 420.2 sq. metres (4522.5 sq. feet)

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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.

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- **Please note that planning permission to build has been passed in a field on the opposite side of the lane.**

