



Havenside

Tucked discreetly away just a stone's throw from the historic cobbled streets of Wormgate, the bustling Market Place, Central Park, and the marina, this recently renovated three-bedroom home offers the perfect blend of unique character features and contemporary living.

Within recent years, the property has been completely reconfigured to create a stylish and versatile home. The heart of the property is the stunning open-plan dining kitchen and living room, where the sleek modern design is complimented by an oak parquet flooring and filled with natural light and space. Bifold doors open directly onto the private rear 'cottage' garden, framing incredible views over the River Witham. Upstairs, the beautiful master bedroom enjoys its own Juliette style balcony, offering the same picturesque outlook — the perfect spot to enjoy a morning coffee while watching the river flow.

Finished to a superb standard, the house also benefits from modern bathrooms, and thoughtfully planned interiors throughout. Recently fitted wrought iron railings and electric sliding gates open onto the driveway and the large garage, which provide between them, secure parking for up to six cars. Despite its central location, the property offers a surprising sense of seclusion, hidden among a street of former merchant houses — all listed buildings within a conservation area.

Even long-time residents of Boston may be unaware of this home's exceptional position, where the riverside setting is enhanced by views of the handsome period townhouses across the opposite bank and some incredible views of Boston's iconic landmark – Boston Stump. This truly is a property that must be seen to be appreciated — a rare find offering character, convenience, and captivating scenery in one of Boston's most historic quarters.



A composite door on the side of the property opens into the **Entrance Hallway** – Having parquet flooring, staircase rising to the first floor accommodation with generous L-shaped under-stairs cupboard, radiator and part glazed door through to the:

Sitting Room/Study 4.26 m x 3.65 m (13'11 x 11'11) – Having double glazed window to the front aspect with fitted blinds, a continuation of the parquet flooring from the hallway, two radiators and an attractive art deco style period fireplace with a cast iron surround, tiled inserts and patterned tiled hearth.

An open-plan style living kitchen allows family and guests to flow easily between the two rooms which open fully via bi-folding doors onto the garden and Riverside beyond.

Kitchen-Diner 4.99 m x 3.64 m (16'4 x 11'11) – Has uPVC windows to each of the side aspects and a continuation of the parquet wooden flooring from the hallway. This modern kitchen comprises a range of Corian worktops with contemporary handleless drawer units at base level. Integrated appliances include an induction hob with extractor fan over, a Neff electric fan oven and fridge and freezer units and in a complementing shade of dark blue, pull out storage units make the most of all the space available. An inset stainless steel sink has a mixer tap over with hose attachment and two radiators.



Living Room 5.65 m x 4.82 m (18'6 x 15'9) – Has bi-folding doors that open fully onto the garden beyond in addition to two double glazed windows with fitted blinds to the side aspect. There are three radiators and a modern cast-iron wood burner. It is worth noting that beneath the carpet is wood laminate flooring.

Boot Room/Sunroom 3.91 m x 2.42 m (12'9 x 7'11) – Has one and a half doors to the rear aspect which open onto the garden, wood laminate flooring, radiator and space and plumbing for a dishwasher. There is an integral door through to the double garage and a further door through to the:

Cloakroom /Utility – Has space and plumbing for washing machine and tumble dryer and comprises a modern two piece suite to include a fitted low flush WC and wash basin with cupboard beneath and radiator.

First Floor Landing – Has two radiators, dual aspect windows to each side.

Bedroom One 5.71 m x 3.50 m (18'8 x 11'5) - Has a feature window to the side aspect with an incredible view of Boston Stump and a Juliette style balcony with bi-fold doors that open to allow a fabulous view of the garden and riverside beyond. This most attractive bedroom has an air conditioning unit, radiator, electric black out blinds, built-in wardrobe with hanging rails and sliding doors and ample space for the perfect reading chair from which you can enjoy the view. **En-suite Shower Room** - Has a double glazed window to the side aspect and a towel rail. There is a tiled floor and part tiling to the walls. A three-piece suite comprises a double shower enclosure, wash basin and low flush WC.

Bedroom Two 3.66 m x 3.58 m (12'0 x 11'8) - Has double glazed windows to the front and side aspect, two built-in wardrobes with hanging rails and a radiator.

Bedroom Three 2.76 m x 2.53 m (9'0 x 8'3) – Has a double glazed window to the side aspect, wood laminate flooring and a radiator.

Bathroom – Has two double glazed windows to the side aspect, a tiled floor and part tiling to the walls. The bathroom comprises a modern three-piece white bathroom suite to include a panel bath with curved shower screen and shower unit fitted, pedestal wash handbasin and a low flush WC. The bathroom also benefits from a chrome towel rail and LED spotlights to the ceiling.

Outside – Near to the historic cobbled streets of Wormgate, Central Park and the marina, Havenside is situated within a conservation area, due to the period merchant's houses across the road. In recent years the current owners have had an attractive brick wall with wrought iron railings and remote control sliding gates added to the front of their property which have not only added to the aesthetics, have enabled the sellers to totally enclose the front of their property making it practical and secure. The driveway provides parking for up to three vehicles with attractive raised beds planted with range of cottage garden style flowering plants.

The **Garage** has also been extended by the current owners and now has ample parking space for a further three vehicles. **The Garage measures 6.24 m (20'5) wide by 6.65 m (21'9) long narrowing to 3.33 m (10'11)**. The garage has an electric double door to the front aspect, light and power. It houses the Worcester Bosch gas fired central heating boiler and has a large stable style door which opens out onto the rear garden.

The rear garden is a most attractive feature for this town centre property. Not only does it enjoy fabulous views over the Witham, it also benefits from a special view of the iconic Boston Stump. The garden is fully enclosed and is mainly laid to lawn with attractive borders filled with a wide range of cottage garden style flowering plants shrubs and bushes as well as a young grape vine, olive, fig and apple tree. The rear garden also benefits from access to a private mooring jetty where the present owner launches his kayak.









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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