





Allington Garden is one of Boston's most sought after residential locations, being so convenient to the town and yet still quietly tucked away. The property was built by the incredibly well respected Fred Peck builders and their work is still synonymous today with quality workmanship, attractive design and generous plots. Benefiting from a substantial loft conversion and extension, this lovely property offers plenty of space, so would just as easily suit a family as it would a couple, especially as it is convenient for Boston High school and two of the town's most popular primary schools. It's also just around the corner from Pilgrim hospital as well.

Most viewers will inevitably be drawn to the open plan living kitchen which is one of the most immediately striking elements of the property and a superb social space for a large family or for entertaining. The property offers plenty of other highlights though, including a superb four-piece bathroom with twin basins and a master bedroom (with Juliet balcony) which extends to almost 8m in length. The accommodation comprises entrance hall, lounge, utility, the living kitchen, bathroom and a double bedroom on the ground floor, together with two further bedrooms located on the first floor. Buyers needing a fourth bedroom may find that the lounge serves their purpose in this regard, with some viewers inevitably favouring the living kitchen as their primary reception room.

As mentioned, some of the properties in this location enjoy substantial gardens and this one has maybe the largest we've seen for some time. It's every bit as extensive as the drone photo suggests and features a number of timber outbuildings to complement the garage and even a covered patio area with 7-tap purpose built bar, perfect for entertaining year round and of course barbeques during the summer months.

- Extended Three Bedroom Detached Family Home
- Three Double Bedrooms, Luxury Four-piece Bathroom
- Superb Open-Plan 'Living Kitchen' With Wood-Burning Stove
- Extensive Rear Garden With Outbuildings Including Purpose-Built Bar
- Garage and Ample Off-Road Parking
- Built By Well-Respected Fred Peck Builders
- Gas-Fired Central Heating
- Tenure: Freehold. EPC 'C 72' Council Tax 'C'









Entrance via uPVC double doors into the porch, with a further obscure-glazed door leading into the main entrance hall.

**Entrance Hall** - The entrance hall has radiator, wall-mounted thermostat and doors arranged off to:

**Lounge 4.87m x 3.65m** – The lounge has a double aspect with window to the side and uPVC bow window overlooking the front. Recessed lighting, radiator and coal-effect 'living flame' gas fire with marble style fire surround.

**Open-Plan 'Living Kitchen' 8.86m x 4.44m + (5.46m x 3.94m)** – Viewers will understandably be drawn to this room in particular which serves as the main family 'hub' as well as offering a great space for entertaining friends and family. The kitchen area features slip-resistant floor tiling, LED skirting lights and a central island large enough for dining, with additional cupboards and drawers to complement the already comprehensive range of fitted units. Integral appliances include dishwasher, an eye level double oven and microwave plus a Whirlpool ground coffee machine, five-ring gas hob with stainless steel splashback and illuminated stainless steel extractor. Inset one-and-a-half bowl sink/drainers with mixer tap, pull-out waste and recycling bins and space for an American-style fridge/freezer. The kitchen area overlooks the rear garden, has a door to the utility, external door to the sheltered side patio and extends into the open plan living/snug portion of the room. This area benefits from a wood burning stove with a stainless steel heat shield and a Granite hearth, French doors to the garden, TV and Sky TV connections and stairs to the first floor.

**Utility Room** – Space and plumbing for automatic washing machine and space for tumble dryer, with work-surface over, obscure glazed window, recessed lighting, fitted coat hooks and tiled floor.

**Bathroom 3.66m x 2.47m** – The bathroom comprises a lovely white luxury suite with twin hand basins, panel bath with central mixer tap and shower, separate shower enclosure with both a hand-held shower and rain head and a low-profile WC. Fitted vanity drawers and cupboard, recessed selective lighting and heated towel rail.

**Ground Floor Bedroom Three 3.68m x 3.50m** – A good size double bedroom with uPVC window to the front and radiator.

**First Floor Landing** – With built-in cupboard and doors to each side leading to:

**Master Bedroom 7.70m x 4.57m** – The master bedroom is an exceptional size, certainly large enough to be two rooms or accommodate an en-suite, it also benefits from a Juliet balcony overlooking the rear garden, Velux-style skylight and doors to the eaves storage space.

**Bedroom Two 4.51m x 3.82m** – A third generous double bedroom, with skylight, radiator, recessed lighting and airing cupboard housing the hot water cylinder.

**Outside** – The rear garden is every bit as extensive as the photos suggest and is a perfect example of why some established properties are so popular with growing families - and even more so when they have been extended and improved as in this case.

The initial decking and block paving offers plenty of space for outside dining, and this area even has a custom-built 7-tap bar, perfect for larger-scale family gatherings. Similarly the lawn area is substantial, with more than enough space for most and features a range of outbuildings including two garden sheds, a potting shed and log store; there is also a hand-gate which leads to a further storage/clippings area behind the main fence. The plot is also notably quite wide, so offers good off-road parking at the front and additional space at the side of the property behind the garage. This area has been covered over and can be accessed directly from the kitchen or through the personnel door of the garage. The garage has light, power and houses the gas-fired central heating boiler. There are gates to each side of the property and comprehensive exterior lighting.



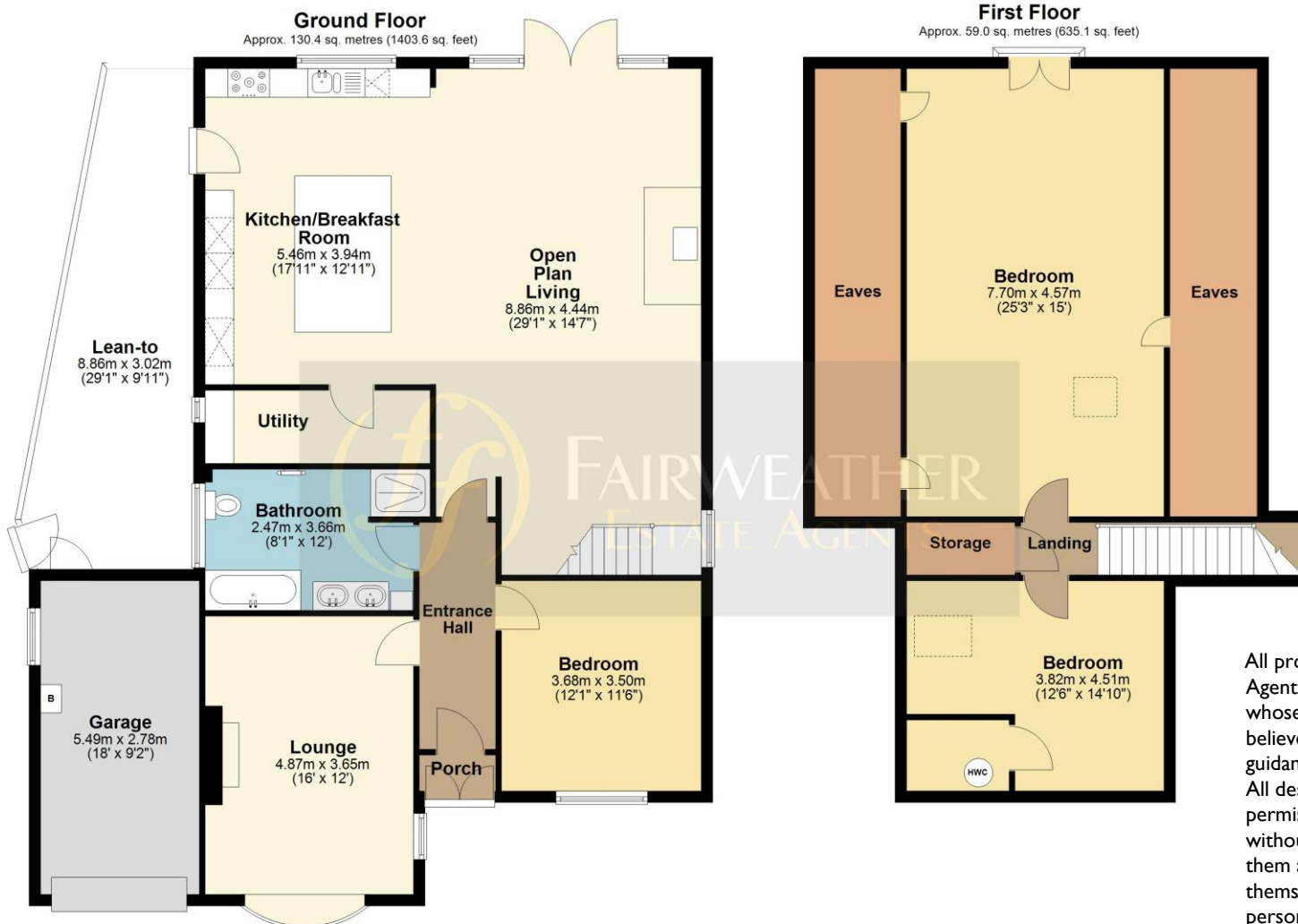












Total area: approx. 189.4 sq. metres (2038.8 sq. feet)

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