



Haven Bank House is a beautifully presented detached period home, superbly positioned to enjoy the shops, restaurants and amenities of the historic market town of Boston.

Having sold properties for the vendor previously, I knew that the accommodation would have great attention to detail and the property also seems to have been incredibly well-maintained over the years. It offers an ideal family home given the elegant proportions throughout, and the fabulous modern kitchen is one of the many highlights, with an eight-seat central island unit and media wall. Viewers can also expect an abundance of natural light, with the two generous reception rooms both featuring double-aspect bay windows, that create bright and welcoming living spaces, one of which enjoys an arguably unrivalled view of the iconic Boston Stump.

The accommodation continues with three spacious double bedrooms (all with double aspects) and two shower rooms to the first floor, while outside there is an attractive, fully enclosed and low-maintenance rear garden that is particularly generous for a townhouse.

Further benefits include a detached garage with electric door and an enclosed courtyard with a hot tub room (hot tub also included). Perfectly positioned within an easy stroll of Boston Marina, the market place, Central Park and the Cultural Quarter, including Blackfriars Theatre, the property enjoys close proximity to cafés, restaurants and a nearby area in the process of regeneration that is being designed to create an attractive landscaped community space leading into the town centre.

Tenure: Freehold. EPC 'E' 46. Council Tax 'C'.







Entrance— Via a composite door into the: **Entrance Hall 4.92m x 1.80m** - With decorative tiled floor, Ballustrade staircase with under stairs space and doors arranged off to:

Sitting/ Dining Room 4.13m x 4.09m - The lounge enjoys a double aspect with uPVC bay window to the front aspect and uPVC window to the side aspect, inset Aarrow stove, picture rail, cornice to the ceiling and feature panelling to one wall.

Lounge 4.08m x 4.08m - The lounge also features a double aspect with two uPVC windows facing the front and a uPVC bay window to the side facing the river with a stunning view of St Botolphs Church. Inset Aarrow stove with decorative surround and stone mantle and two built-in double door cupboards with shelving to the side. Double radiator, picture rail and cornice to the ceiling.

The entrance hall extends left leading off to the kitchen and to the: **Cloakroom/ WC** - With low profile WC, hand basin with mixer tap, tiled floor, radiator and extractor fan.

Kitchen 8.08m x 3.30m - One of the many highlights of the property, the kitchen is a superb size for dining and socialising and features an extensive range of fitted units to both base and eye level, including deep pan drawers, with work surfaces having an inset sink drainer with mixer tap, four ring induction hob with integral extractor and an eye level Bosch oven and grill. Further integral appliances include wine and drinks cooler and full height freezer and fridge. The kitchen also features a co-ordinating central island with seating for eight people, vertical radiator and media wall with recess for TV and contemporary fire. There are two pairs of French doors from the kitchen leading to the garden and garage with the second pair leading to the front courtyard and hot tub enclosure.

First Floor Landing: - The split-level landing leads off to the left to the two **Shower Rooms and Bedroom Three** whilst a half staircase leads up to **Bedrooms One and Two**. This top landing area also has a uPVC window overlooking the front, a twin wall light and offers a further useful seating/ work space in itself.

Master Bedroom 4.12m x 4.10m - Similar to the ground floor reception rooms, bedrooms one and two feature a double aspect enjoying an abundance of natural light. The master bedroom has two uPVC sash windows overlooking the front and a further two with views toward the river and an unbeatable view of St Botolphs Church. This bedroom also features a four door fitted wardrobe and further built-in cupboards with glass top shelving to either side of the bed space.

Bedroom Two 4.14m x 4.07m – Bedroom two is a similarly light and spacious double bedroom with two uPVC windows overlooking the front and a further window to the side overlooking the garden and garage area. Built-in double wardrobe, picture rail, TV and telephone points.

Main Shower Room - Featuring a luxury walk-in wet room style suite comprising shower with both rain head and handheld shower, vanity basin with mixer tap and cupboard below and a concealed flush WC. Built-in pull out laundry basket, fitted bathroom cupboard and boiler cupboard housing the gas fired central heating boiler, heated towel rail, touch mirror and tiling to the floor and walls.

The landing extends through a door into a guest suite giving access to the third double bedroom and a second shower room:

Bedroom Three 4.09m x 3.35m - This third double bedroom has uPVC windows to the front and rear aspects.

Guest Shower Room - Comprising a modern white suite of walk-in shower with aqua Tronic shower, pedestal hand basin and low profile WC, heated towel rail and tiled floor.

Outside - Unlike so many period townhouses, Haven Bank House actually features a generous enclosed garden area with a patio/dining area off the kitchen French doors. The patio extends into an artificial lawn and gives access to the **Detached Garage 6.76m x 3.91m** – Benefiting from an electrically operated roller door, power and lighting. As mentioned the kitchen has a further set of French doors which open out to the enclosed front courtyard. This outdoor seating area gives access to the hot tub enclosure, with the hot tub also included in the sale. Both the main garden and courtyard are gated from the remaining garden perimeter which comprises of decorative slate bedding interspersed with trees and shrubs, boarded with a low wall and arrowhead railing.

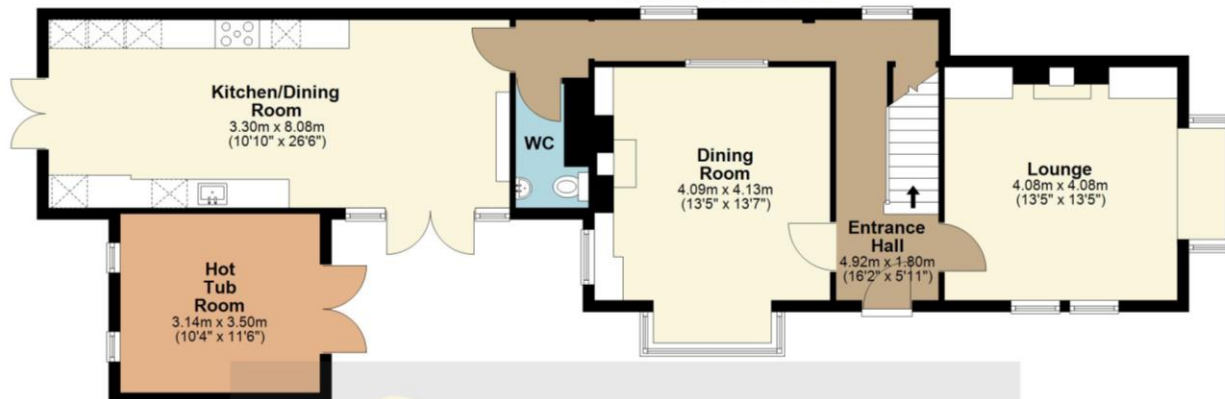






Ground Floor

Approx. 91.2 sq. metres (981.9 sq. feet)

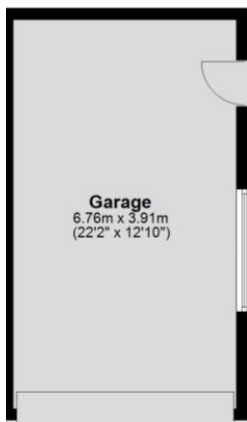


NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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Garage to Left

Approx. 26.4 sq. metres (284.5 sq. feet)



First Floor

Approx. 77.8 sq. metres (837.7 sq. feet)



Total area: approx. 195.5 sq. metres (2104.1 sq. feet)

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