



**£595,000**

Cedar Lodge, Church Lane, Wyberton, Boston, Lincolnshire, PE21 7AF

**NEWTON**FALLOWELL



**Church Lane, Wyberton  
Boston, Lincolnshire, PE21 7AF  
£595,000 Freehold**

### **WELCOME TO CEDAR LODGE**

Front entrance door with side screens through to the:

#### **ENTRANCE HALL**

Having coved ceiling, two radiators, solid wood flooring, smoke alarm, cloaks cupboard, staircase rising to first floor and understairs storage cupboard.

#### **CLOAKROOM**

Having sealed unit double glazed uPVC window to side elevation, wood flooring, WC with concealed cistern and wall mounted hand basin.

#### **SNUG**

9'8" x 8'6" (2.95m x 2.59m)

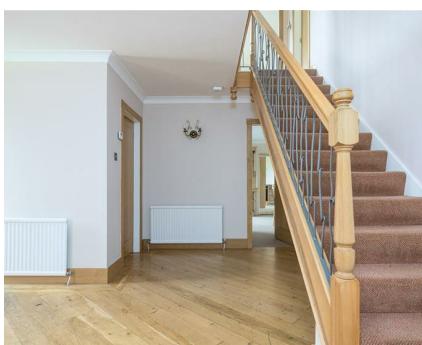
Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and telephone connection point.

#### **LOUNGE**

20'6" x 14'4" (6.25m x 4.37m)

Having sealed unit double glazed uPVC windows to side & rear elevations, two radiators, television aerial & telephone connection points and open fireplace with stone hearth & wooden surround. Open to the:

A substantial detached house on a plot of approximately 0.5 acre, subject to survey. Situated in a quiet village location with an open field to the rear. Having over 3,200 square feet of spacious & flexible accommodation comprising: entrance hall, cloakroom, snug, lounge, sun room, breakfast kitchen, dining room, side entrance, cloakroom, utility room, office/cinema room and bathroom to ground floor. Four bedrooms, bathroom and shower room to first floor. Outside the property has a lawned front garden, a large driveway providing off-road parking, a double garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



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## SUN ROOM

12'11" x 11'2" (3.94m x 3.40m)

Having sealed unit double glazed uPVC windows to all sides, french doors to rear elevation, radiator and telephone connection point.

## BREAKFAST KITCHEN

21'11" x 11'7" (6.68m x 3.53m)

Having sealed unit double glazed uPVC windows to front & side elevations and walk-in storage cupboard with sealed unit double glazed uPVC window to front elevation. Fitted with a range of solid wood base & wall units with work surfaces & tiled splashbacks incorporating: electric hob with extractor over, electric double oven, 1 1/4 bow sink with drainer, integrated dishwasher, integrated fridge and breakfast bar. Open to the:

## DINING ROOM

13'0" x 9'6" (3.96m x 2.90m)

Having sealed unit double glazed uPVC french doors to rear elevation, coved ceiling and radiator.



### SIDE ENTRANCE

Having part glazed uPVC door to front elevation and tiled floor.

### FURTHER CLOAKROOM

Having sealed unit double glazed uPVC window to rear elevation and WC with concealed cistern.

### UTILITY ROOM

8'10" x 8'8" (2.69m x 2.64m)

Having sealed unit double glazed uPVC window and part glazed uPVC door to rear elevation, tiled floor, tiled walls, work surface with inset stainless steel sink & drainer, double cupboard under, larder style unit and wall mounted gas fired boiler providing for both domestic hot water and heating.

### STUDY/CINEMA ROOM

18'11" x 17'10" (5.77m x 5.44m)

Having sealed unit double glazed uPVC window to side elevation, two radiators and solid oak flooring.

### BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, heated towel rail, tiled walls, tiled floor, extractor and access to roof space. Fitted with a suite comprising: freestanding bath, walk-in shower with overhead shower fitting, hand basin inset to vanity unit and WC with concealed cistern.





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## FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and airing cupboard housing hot water cylinder with shelving.

## BEDROOM ONE

16'8" x 13'0" (max) (5.08m x 3.96m (max))  
(Wardrobes in addition) Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator, television aerial connection point and built-in wardrobes to one wall.

## BEDROOM TWO

17'3" x 13'3" (5.26m x 4.04m)  
Having sealed unit double glazed uPVC window to rear elevation, radiator, television aerial connection point and fitted wardrobes with sliding doors.

## BEDROOM THREE

10'11" x 10'5" (3.33m x 3.18m)  
Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator, television aerial connection point and built-in wardrobes.

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## BEDROOM FOUR

9'8" x 8'5" (2.95m x 2.57m)

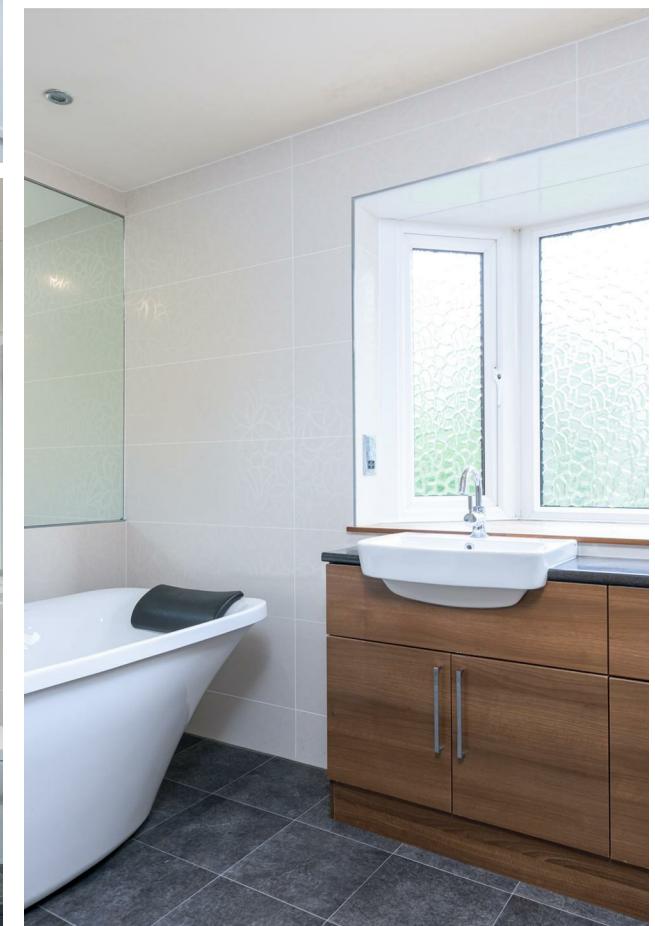
Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and television aerial connection point.

## FURTHER BATHROOM

Having sealed unit double glazed uPVC window to front elevation, tiled walls and extractor. Fitted with a suite comprising: freestanding bath, shower enclosure with mixer shower fitting & body jets, twin hand basins inset to vanity unit with cupboards under and WC with concealed cistern.

## SHOWER ROOM

Having sealed unit double glazed uPVC windows to side & rear elevations, heated towel rail, tiled walls, extractor and access to roof space. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and hand basin.





## EXTERIOR

To the front of the property there is a large shaped lawn with established borders of shrubs & trees. A large driveway provides ample off-road parking and leads to the:

## DOUBLE GARAGE

19'7" x 18'0" (5.97m x 5.49m)

Having electric up-and-over door, sealed unit double glazed uPVC window to front, uPVC door to side, light and power.

## REAR GARDEN

Being enclosed an majority laid to lawn with trees, having crazy paved patio area and decked patio.

## THE PLOT

The property occupies a plot of approximately 0.5 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.





## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band E.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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For more information please call in the office or telephone 01205 353100.

