



Abbey View, Fenhouses Lane, Swineshead, Boston, PE20 3HE



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Freehold

£475,000



## Key Features

- Detached house
- Four bedrooms
- Lounge & sitting/play room
- Kitchen, utility, dining & garden room
- Cloakroom, en-suite & bathroom
- Driveway & double garage
- Enclosed rear garden
- Plot approx. 0.31 acre (STS)
- EPC rating D





An outstanding detached house set in a peaceful semi-rural location with an open view to the rear and on a plot of approximately 0.31 acre, subject to survey. Having over 2,100 square feet of spacious and well presented accommodation comprising: entrance porch, entrance hall, sitting/play room, lounge with fireplace, fitted kitchen with integrated appliances, dining room, garden room & utility with cloakroom off to ground floor. Master bedroom with en-suite, three further bedrooms & four piece family bathroom to first floor. Outside the property has a large driveway which provides ample off-road parking & hardstanding, an oversized detached double garage & lawned gardens with a large patio area. The property benefits from oil fired central heating & double glazing.



#### ACCOMMODATION

Sealed unit double glazed uPVC double doors through to the:

#### ENTRANCE PORCH

Having further part glazed uPVC door with windows to side through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring and feature wrought iron & wood staircase rising to first floor.

#### SITTING/PLAY ROOM

3.86m x 3.7m (12.7ft x 12.1ft)

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

#### LOUNGE

5.98m x 3.55m (19.6ft x 11.6ft)

Having sealed unit double glazed uPVC bay window to front elevation, two sealed unit double glazed uPVC windows to side elevation, coved ceiling, radiator and feature fireplace with tiled back & hearth, inset wood burner and wooden surround.



#### KITCHEN

4m x 3.94m (13.1ft x 12.9ft)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling with inset ceiling spotlights, contemporary style vertical radiator and tiled floor. Fitted with an extensive range of base & wall units with wood block work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards over. Work surface return with inset electric hob, cupboards & drawers under, cupboards & cooker hood over. Tall unit housing integrated electric oven with drawers under & cupboard over and tall larder style units to either side. Complimentary island unit with cupboards under and breakfast bar to one side. Archway through to the:

#### DINING ROOM

3.86m x 3.7m (12.7ft x 12.1ft)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator and wood effect flooring. Opening to the:

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#### GARDEN ROOM

4.04m x 3.19m (13.3ft x 10.5ft)

Having sealed unit double glazed uPVC windows to front, side & rear elevations, part glazed uPVC door to rear elevation & garden, coved ceiling, radiator and continuation of wood effect flooring.

#### UTILITY ROOM

2.95m x 2.87m (9.7ft x 9.4ft)

Having sealed unit double glazed uPVC window & part glazed uPVC door to side elevation, coved ceiling, radiator and tiled floor. Work surface with tiled splashback, inset ceramic sink with drainer & mixer tap, cupboards, space & plumbing for automatic washing machine under and further range of tall units to one wall.

#### CLOAKROOM

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, heated towel rail, tiled walls, tiled floor, extractor, close coupled WC and hand basin.

#### FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and built-in cupboard.

#### MASTER BEDROOM

4.35m x 3.57m (14.3ft x 11.7ft)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and built-in wardrobe.

#### EN-SUITE

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, chrome heated towel rail, extractor, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards under, further cupboards and WC with concealed cistern.



### BEDROOM TWO

3.9m x 3.77m (12.8ft x 12.4ft)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and built-in wardrobe.

### BEDROOM THREE

3.95m x 3.73m (13ft x 12.2ft)

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

### BEDROOM FOUR

3.18m x 3.17m (10.4ft x 10.4ft)

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

### FAMILY BATHROOM

2.83m x 2.79m (9.3ft x 9.2ft)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, heated towel rail, extractor, wood effect flooring and tiled walls. Fitted with a white suite comprising: shower enclosure with mixer shower fitting, panelled bath, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.





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### THE PLOT

The property occupies a plot of approximately 0.31 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 electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band E.

### EXTERIOR

To the front of the property there is a large in and out driveway which provides ample off-road parking and hardstanding.

### DOUBLE GARAGE

7.47m x 7.47m (24.5ft x 24.5ft)

Having electric up-and-over door, light, power, window to rear and door to side. In the agents opinion this large garage measures over 600 square feet which would be ideal for conversion into an annexe, home office or gym subject to any necessary planning permission.

### GARDENS

A lawned garden to the front of the property extends down the side of the property and continues to the rear where there is a large paved patio with raised planters and screened oil storage tank.



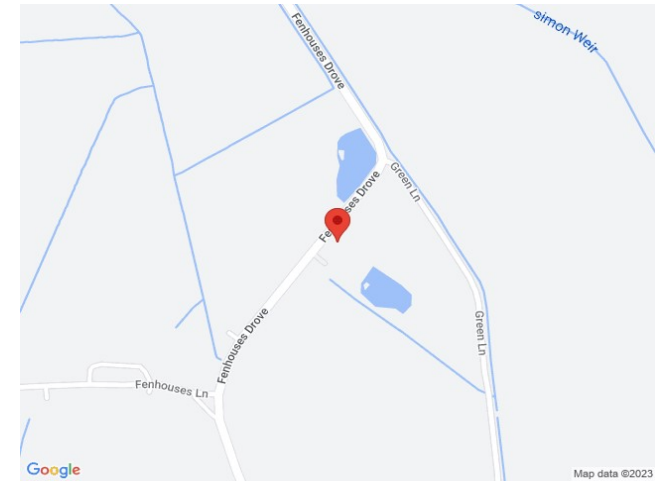




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# Floorplan



## 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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