



The Haven, School Lane, Bicker, Boston, PE20 3DW



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Freehold

Guide price £700,000



Key Features

- Detached house
- Five bedrooms
- Lounge, dining room & sun room
- Breakfast kitchen & conservatory
- Cloakroom, en-suite & bathroom
- Driveway, double garage & further garage
- Mature gardens
- Plot approx. one acre (STS)
- EPC rating C



An exceptional five bedroom residence set in over an acre of gated, landscaped & tree lined grounds. The property is nestled in the centre of the attractive & sought after village of Bicker with the local primary school and Ye Olde Red Lion pub just a short walk away. Finished to a high standard, the property has been updated by the current owners and has a re-fitted kitchen with solid oak work surfaces, new flooring and underfloor heating to the ground floor.

Having over 3,300 square feet of spacious and well presented accommodation comprising: entrance hall, lounge, dining room, breakfast kitchen, rear entrance conservatory, sun room and cloakroom to ground floor. Master bedroom suite with dressing area, bedroom two/hobby room, Jack & Jill en-suite, bedroom three with study/dressing area off, two further bedrooms and family bathroom to first floor.

Outside the gardens have been beautifully maintained and there is a sweeping driveway offering extensive off-road parking along with a double garage and further garage. The property benefits from an air source heat pump, double glazing and solar panels.



ACCOMMODATION

Open porch with granite floor and part glazed uPVC front entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, Karndean flooring with underfloor heating, telephone connection point, smoke alarm and staircase rising to first floor.

LOUNGE

6.99m x 4.07m (22.9ft x 13.4ft)

Having bow window to front elevation, french doors to side elevation, coved ceiling, underfloor heating and wall light points.

DINING ROOM

3.85m x 3.62m (12.6ft x 11.9ft)

Having window to side elevation, coved ceiling, underfloor heating and wall light points.



BREAKFAST KITCHEN

6.98m x 6.68m (22.9ft x 21.9ft)

Having two windows to side elevation, window front elevation, coved ceiling with inset ceiling spotlights and Karndean flooring with underfloor heating.

Re-fitted with a range of base & wall units with solid oak work surfaces & tiled splashbacks comprising: double bowl stainless steel sink with mixer tap inset to work surface, cupboards, drawers & space for dishwasher under, cupboards over. Space for upright fridge/freezer and work surface with cupboards & drawers under to side.

Further work surface return with space for range style cooker, cupboards under, cooker hood over. Work surface return with cupboards & drawers under, cupboards & glazed display units over. Further work surface with cupboards under.



REAR ENTRANCE CONSERVATORY

3.91m x 3.28m (12.8ft x 10.8ft)

Of uPVC frame construction on brick walls with insulated fibreglass roof. Having glazed uPVC door to rear elevation, tile effect flooring, work surface with splashback, double bowl sink with mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under.

SUN ROOM

7.01m x 3.72m (23ft x 12.2ft)

Having part glazed uPVC door with side screen to front elevation, french doors with side screens to rear elevation & garden, internal window overlooking the kitchen, coved ceiling, Karndean flooring with underfloor heating, walk-in pantry with shelving and further large walk-in storage cupboard. Service door to garage and opening with staircase rising to second first floor landing.

CLOAKROOM

Having window to rear elevation, coved ceiling, Karndean flooring with underfloor heating, close coupled WC and hand basin inset to vanity unit.



MAIN FIRST FLOOR LANDING

Having two windows to side elevation, coved ceiling with inset ceiling spotlights, radiator, smoke alarm and built-in cupboard with shelving.

BEDROOM THREE SUITE

Forming two areas comprising:

STUDY/DRESSING AREA

4.22m x 3.42m (13.8ft x 11.2ft)

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, wardrobes, desk & drawers fitted by Hammonds, storage to one alcove and shelving to other alcove. Open archway through to the:



BEDROOM

3.3m x 3m (10.8ft x 9.8ft)

Having windows to side & rear elevations, coved ceiling with inset ceiling spotlights and radiator.



BEDROOM FOUR

4.13m x 3.44m (13.5ft x 11.3ft)

Having windows to front & side elevations, coved ceiling with inset ceiling spotlights, radiator and range of fitted wardrobes & drawers to one wall by Hammonds.

BEDROOM FIVE

3.09m x 2.91m (10.1ft x 9.5ft)

Having windows to front & side elevations, coved ceiling with inset ceiling spotlights, radiator and fitted wardrobes, drawers & dressing table by Hammonds.



FAMILY BATHROOM

Having window to side elevation, radiator, ceramic tiled floor and tiled walls. Fitted with a suite comprising: panelled bath with shower over, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.

SEPARATE WC

Having window to side elevation, ceramic tiled floor, close coupled WC and hand basin with tiled splashback.

MASTER BEDROOM SUITE

Also accessed from the main first floor landing and having areas comprising:

DRESSING AREA

3.45m x 3.07m (11.3ft x 10.1ft)

Having window to side elevation, coved ceiling, radiator, access to roof space, two built-in cupboards through to bedroom which has two double built-in wardrobes and access to the Jack & Jill en-suite.

BEDROOM

4.9m x 3.94m (16.1ft x 12.9ft)

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and air conditioning unit.



SECOND FIRST FLOOR LANDING

Having window to rear elevation.

BEDROOM TWO/HOBBY ROOM

5.11m x 5.03m (16.8ft x 16.5ft)

Having window to front elevation, french doors to balcony with views over the garden, coved ceiling with inset ceiling spotlights and radiator. Door to the:

JACK & JILL EN-SUITE

Having window to front elevation, coved ceiling and radiator. Fitted with a suite comprising: large walk-in shower enclosure with drench & mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under.



EXTERIOR

3.63m x 2.44m (11.9ft x 8ft)

A pair of electric wrought iron entrance gates give access to a sweeping gravelled driveway with lighting, which provides ample off-road parking with large lawned areas to either side well stocked with shrubs & trees.

DOUBLE GARAGE

5.11m x 5.08m (16.8ft x 16.7ft)

Having electric roller door, window to rear, light and power. Attached to the rear of the garage is a brick built store with glazed uPVC door to the side. Attached to the left hand side of the garage there is a further:

GARAGE

5.26m x 3.56m (17.3ft x 11.7ft)

Of brick & tile construction with electric roller doors to the front & rear and fully boarded loft.

GARDENS

The gardens are fully landscaped and majority laid to lawned areas with established shrubs & trees including, weeping willow and birch trees. There is a large paved patio area enclosed by a low brick wall which extends to the side of the property. There is also a vegetable patch, greenhouse, garden shed, three outside taps, external power points and an orchard with apple, victoria plum & conference pear trees.

THE PLOT

The property occupies a plot of approximately one 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.





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SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor. The property is double glazed and the current council tax is band F.

The property has solar panels with a £705 feed in tariff for the last 12 months - 4 kw/h system.

NIBE Air Source Heat pump: RHI (Domestic Renewable Heat Incentive) grant 1st November 2021 for 7 years - £466 per quarter paid - Retail Prices Index linked.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

Ground Floor
Approx. 203.9 sq. metres (2194.5 sq. feet)



Approx. 141.6 sq. metres (1524.5 sq. feet)



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