



The Lodge, 95 Spilsby Road, Boston, PE21 9NY



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Freehold

Guide price £425,000



## Key Features

- Detached house
- Four bedrooms
- Lounge, dining room & garden room
- Kitchen & utility
- Shower room, en-suite & bathroom
- Driveway & tandem length garage
- Enclosed rear garden
- Plot approx. 0.27 acre (STS)
- EPC rating C





A detached house in a sought after location with easy access to Boston Town Centre, the Pilgrim Hospital and Boston High School. The property occupies a plot of approximately 0.27 acre, subject to survey and has well presented accommodation comprising: entrance hall, inner hall, sitting room, lounge, dining room, kitchen, utility, shower room and garden room/bar to ground floor. Master bedroom with en-suite, three further bedrooms and family bathroom to first floor. Outside the property has a driveway providing ample off-road parking, a tandem length garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



### ACCOMMODATION

Porch recess with part glazed front entrance door through to the:

### ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator, tiled floor and staircase rising to first floor. Double doors through to the:

### INNER HALL

5.39m x 2.09m (17.7ft x 6.9ft)

Having window to side elevation, inset ceiling spotlights and tiled floor. Opening to the dining room & kitchen.

### SITTING ROOM

4.35m x 3.33m (14.3ft x 10.9ft)

Having window to front elevation, coved ceiling, radiator and television aerial connection point.

### LOUNGE

5.49m x 3.45m (18ft x 11.3ft)

Having bay window to front elevation, coved ceiling, television aerial & telephone connection points and fireplace recess with inset wood burner. Opening to the:

### DINING ROOM

6.81m x 3.35m (22.3ft x 11ft)

Having bi-fold doors to rear elevation & garden, inset ceiling spotlights and tiled floor with underfloor heating. Work surface also accessed from the kitchen with cupboards & drawers under.







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## KITCHEN

6.76m x 2.88m (22.2ft x 9.4ft)

Having part glazed door to side elevation, inset ceiling spotlights and tiled floor with underfloor heating.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: undercounter sink with mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under.

Further work surface with space for range style cooker, cupboards & drawers under, cupboards & extractor over. Cupboard housing gas fired boiler providing for both domestic hot water & heating.

## UTILITY

1.96m x 1.45m (6.4ft x 4.8ft)

Having inset ceiling spotlights, tiled floor with underfloor heating, work surface with cupboards, drawers, space & plumbing for automatic washing machine under.

## SHOWER ROOM

Having window to side elevation, tiled walls, tiled floor, extractor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

## GARDEN ROOM/BAR

2.87m x 2.68m (9.4ft x 8.8ft)

Having two windows to side elevation, french doors to rear elevation, inset ceiling spotlights, radiator and tiled floor.





## FIRST FLOOR LANDING

Having two windows to front elevation and covered ceiling with inset ceiling spotlights.

## MASTER BEDROOM

5.36m x 2.97m (17.6ft x 9.7ft)

Having windows to front & rear elevations, inset ceiling spotlights, radiator, television aerial connection point, access to roof space and two built-in wardrobes.

## EN-SUITE

Having window to rear elevation, heated towel rail, tiled walls, extractor, shower enclosure with mixer shower fitting, close coupled WC and wall mounted corner hand basin with mixer tap.



## BEDROOM TWO

4.24m x 2.8m (13.9ft x 9.2ft)

Having window to rear elevation, coved ceiling, radiator, built-in double wardrobe, television aerial & telephone connection points.

## BEDROOM THREE

3.64m x 3.34m (11.9ft x 11ft)

Having window to front elevation, radiator, television aerial connection point and built-in wardrobe with sliding mirror doors.

## BEDROOM FOUR

2.83m x 2.38m (9.3ft x 7.8ft)

Having window to rear elevation and radiator.

## FAMILY BATHROOM

Having two windows to rear elevation, inset ceiling spotlights, radiator, extractor, tiled walls, tiled floor and airing cupboard housing hot water cylinder with shelving. Fitted with a white suite comprising: shaped bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





## EXTERIOR

To the front of the property there is a garden area with mature shrubs & trees. A block paved driveway provides ample off-road parking and leads to the:

## GARAGE

Having up-and-over door, window & service door to rear.

## REAR GARDEN

Being enclosed and majority laid to lawn with established borders and having paved patio areas and decked patio area with hot tub.

## THE PLOT

The property occupies a plot of approximately 0.27 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 D.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

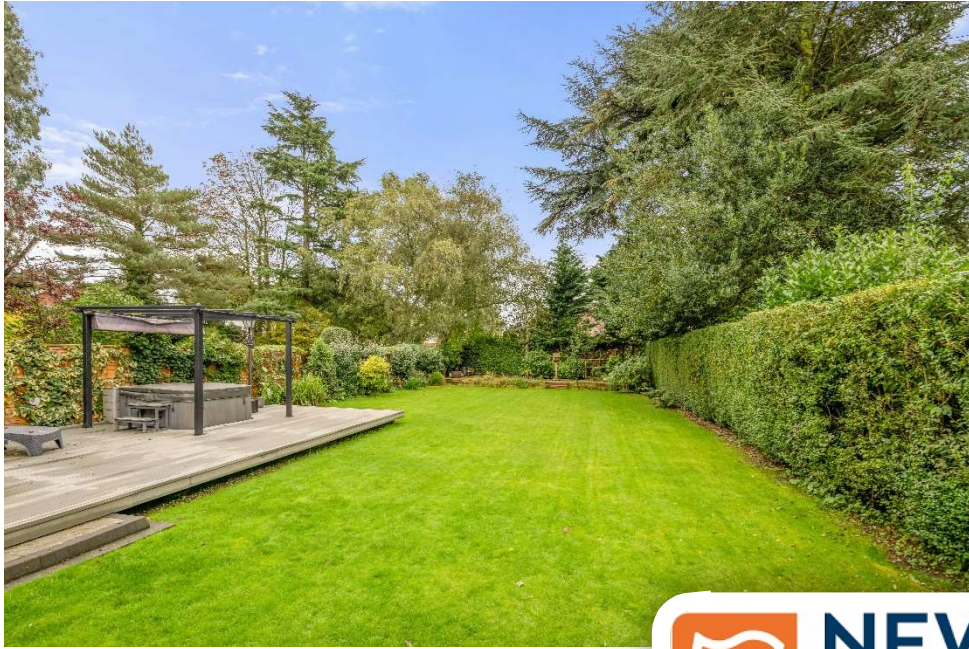
## AGENT'S NOTES

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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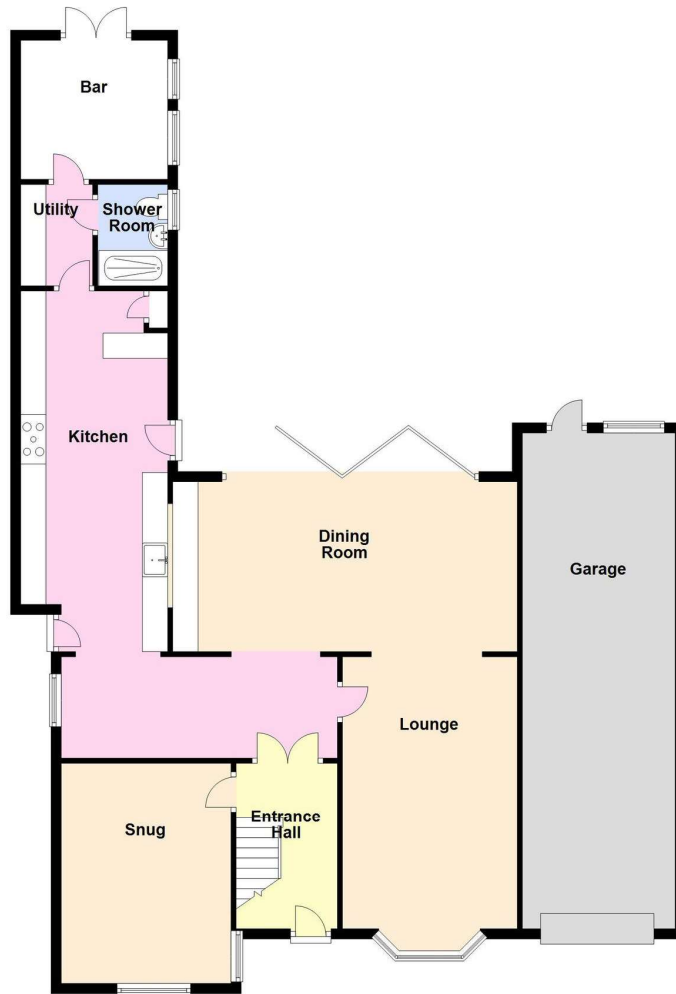
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# Floorplan

**Ground Floor**  
Approx. 141.7 sq. metres (1525.1 sq. feet)



**First Floor**  
Approx. 69.3 sq. metres (745.8 sq. feet)



Total area: approx. 211.0 sq. metres (2270.9 sq. feet)



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