



18 Skirbeck Gardens, Boston, PE21 0DH

 4  2  3

Freehold

Offers in excess of £350,000



Key Features

- Private gated estate
- including large communal green
- Detached four bedroom house
- Lounge, study & dining room
- Breakfast kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & double garage
- Enclosed rear garden
- Plot approx. 0.20 acre (STS)
- EPC rating C





An executive style detached house set within a secured gated community with a private road which surrounds a large communal green. The property is situated within the beautiful grounds of the Grade II Listed Skirbeck Gardens Hall, once known as the old rectory to St. Nicholas Church behind and stands on a good sized plot of approximately 0.20 acre, subject to survey.

Having well presented accommodation comprising: entrance hall, cloakroom, dining room, study, lounge, breakfast kitchen and utility to ground floor. Galleried landing, 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 detached double garage and a good sized enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Open porch with part glazed front entrance door leading to the:

ENTRANCE HALL

Having coved ceiling, radiator, slate tiled floor, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

Having coved ceiling, radiator, tiled floor, close coupled WC and hand basin with mixer tap on chrome stand.

DINING ROOM

Having windows to front & side elevations, coved ceiling, radiator and slate tiled floor.

STUDY

2.69m x 2.16m (8'10" x 7'1")

Having window to front elevation, coved ceiling and radiator.

LOUNGE

4.80m x 3.91m (15'8" x 12'10")

Having window to side elevation, french doors with side windows to rear elevation and garden, coved ceiling, two radiators, television aerial connection point and fireplace with marble back & hearth, inset living flame style gas fire and wooden surround.





 **NEWTON
FALLOWELL**



BREAKFAST KITCHEN

4.37m x 2.69m (14'4" x 8'10")

Having two windows to rear elevation, coved ceiling with inset ceiling spotlights, radiator and slate tiled floor.

Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: sink with drainer & mixer tap inset to work surface, cupboards & dishwasher under, space for american style fridge/freezer to one side. Work surface return with inset four burner stainless steel gas hob, integrated stainless steel electric oven and cupboards under, cupboards and concealed cooker hood over.

Further work surface return with cupboards, drawers & wine rack under, cupboards over. Further work surface forming breakfast bar.

UTILITY

2.69m x 2.46m (8'10" x 8'1")

Having part glazed door to rear elevation, window to side elevation, tiled floor, gas fired boiler providing for both domestic hot water and heating, work surface with inset sink & drainer, space & plumbing for automatic washing machine and tumble dryer.



FIRST FLOOR LANDING

Having radiator and inset ceiling spotlights.

MASTER BEDROOM

3.89m x 3.35m (12'10" x 11'0")

Having windows to front & side elevations, part covered ceiling and radiator. Door to the:

EN-SUITE

Having coved ceiling with inset ceiling spotlights, heated towel rail, part tiled walls, wood effect flooring and extractor. Re-fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and counter basin with mixer tap on vanity unit with drawers under.



BEDROOM TWO

3.63m x 2.79m (11'11" x 9'2")

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

BEDROOM THREE

3.91m x 2.64m (12'10" x 8'8")

Having window to front elevation, coved ceiling and radiator.

BEDROOM FOUR

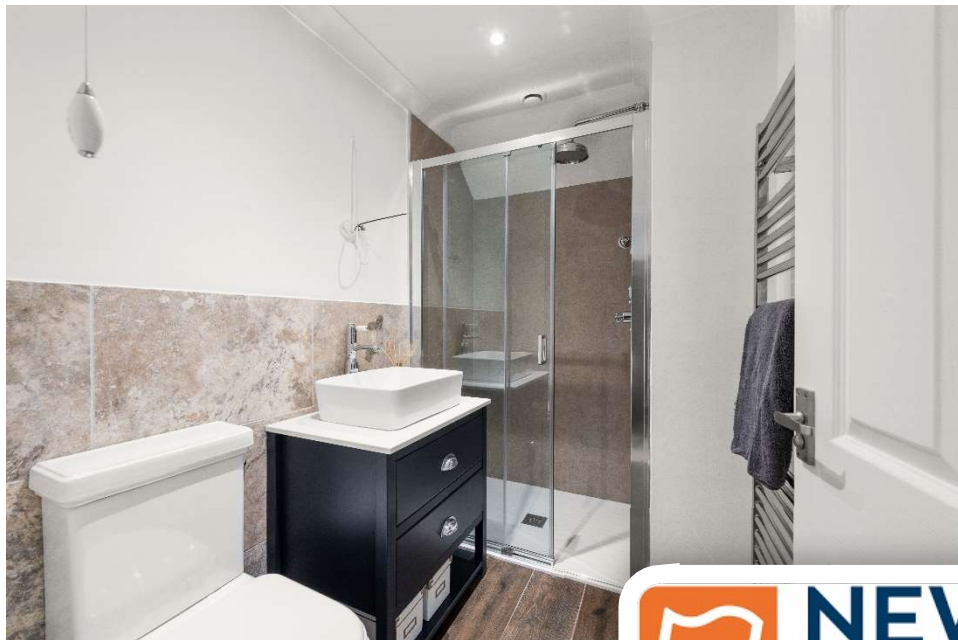
2.69m x 2.67m (8'10" x 8'10")

Having window to rear elevation and radiator.

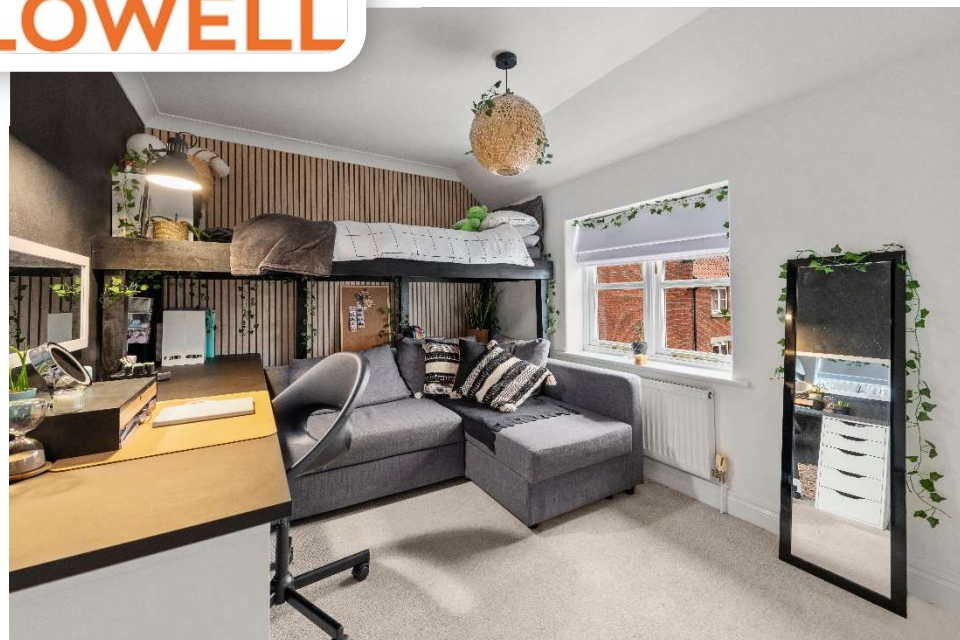
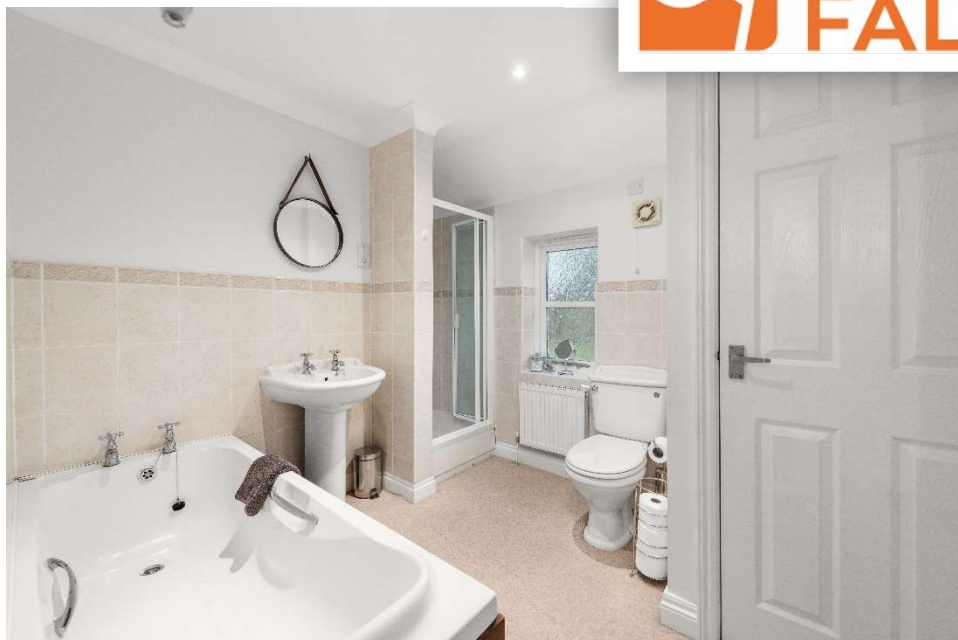
FAMILY BATHROOM

Having window to side elevation, part coved ceiling with spotlights, radiator, part tiled walls, extractor fan and airing cupboard housing hot water cylinder with shelving. Fitted with a white suite comprising: panelled bath, shower enclosure with mixer shower fitting, close coupled WC and pedestal wash hand basin.





 **NEWTON
FALLOWELL**



EXTERIOR

The front of the property is gravelled and provides ample off-road parking which gives access to the:

DETACHED DOUBLE GARAGE

Having two up-and-over doors, part glazed service door to side, light & power.

REAR GARDEN

Being enclosed by timber fencing and brick walls. Having lawned area with established trees & shrubs and summer house with decked area.

THE PLOT

The property occupies a plot of approximately 0.20 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 C.

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.

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.





 **NEWTON
FALLOWELL**



 **NEWTON FALLOWELL**

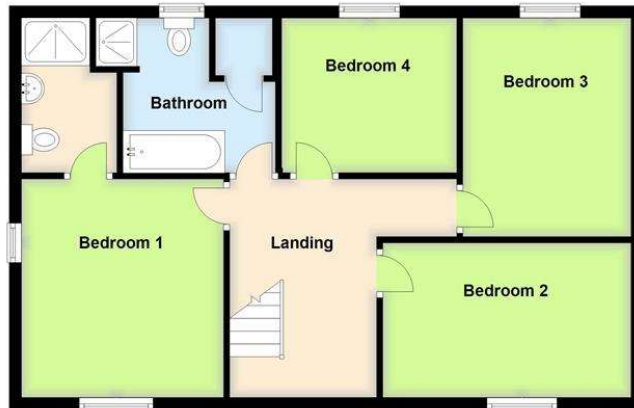


Floorplan

Ground Floor



First Floor



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk