



Dower House, Church Road, Friskney, Boston, PE22 8RD



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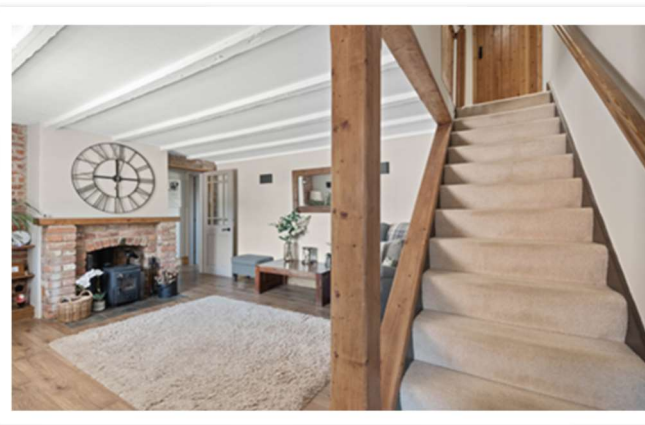
Freehold

£499,950



Key Features

- Detached house
- Five bedrooms
- Four receptions
- Dining kitchen & utility
- Three en-suites & two bathrooms
- Driveway & garage
- Plot approx. 0.20 acre (STS)
- Village location with open view to rear
- EPC rating TBC





NEWTON FALLOWELL

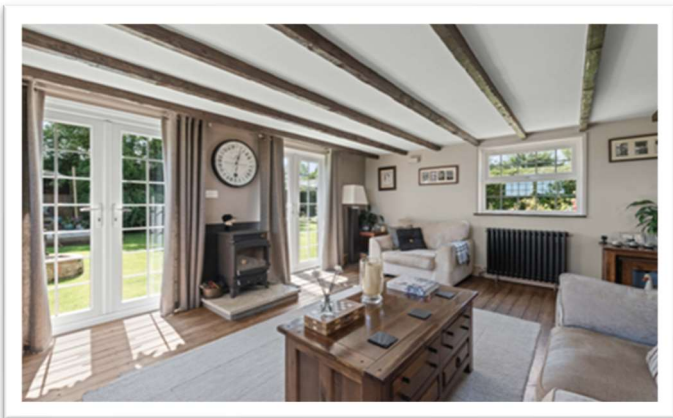




A stunning detached house dating back to the 1800's and much improved by the current owners to provide a home full of character & charm but with all the modern comforts. Set in the village of Friskney with a far reaching view to the rear, the village has amenities including a village shop, post office, farm shops and the award winning Barley Mow public house/restaurant. There is a primary school and convenient transport links to Boston, which is 12 miles away and Skegness which is 8 miles away. Both have secondary & grammar schools. Friskney hosts a range of activities with a village bowling club, archery club and football team. Lincolnshire Wildlife Park is nearby and the Lincolnshire Wolds, designated an area of outstanding natural beauty is a short drive away.



With over 3,000 square feet of well presented accommodation comprising: entrance porch, snug, dining kitchen, family room, inner hall, sitting room, study, rear entrance hall and utility to ground floor. Master bedroom suite with dressing room & en-suite, bedrooms two & three each with en-suites, two further bedrooms and bathroom with separate shower to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed lawned garden to the side.



Heating is via an air source heat pump and there are solar panels which provide electricity and gives the property a considerably reduced carbon footprint. The windows have been recently replaced and there is an electric vehicle charging point.

 **NEWTON FALLOWELL**





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE PORCH

Having windows to both side elevations, radiator and tiled floor. Opening to the:

SNUG

3.57m x 4.09m (11'8" x 13'5")

(stairs in addition) Having window to front elevation, cast iron radiator, laminate flooring, painted beams to ceiling, staircase rising to first floor and brick-built fireplace with tiled hearth and inset multi-fuel burner.

DINING KITCHEN

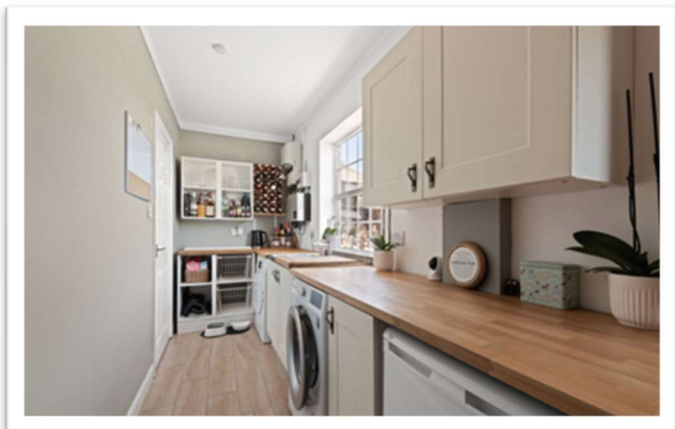
6.14m x 7.36m (20'1" x 24'1")

(max L-shaped) Having windows to front & rear elevations, part glazed door to rear elevation, two radiators, feature beams & inset ceiling spotlights, tiled floor and understairs pantry. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: belfast style sink with mixer tap inset to work surface, cupboards under, tall units to side housing two integrated electric ovens, microwave combi-oven & microwave combi-grill with drawers under, cupboards over. Further work surface to side with cupboards & integrated dishwasher under. Work surface return with inset six burner LPG hob, cupboards, drawers & two integrated wine coolers under, glass splashback & cooker hood over. Large island unit with cupboards & drawers under and range of units with cupboards under, drawers & glazed display units over.

FAMILY ROOM

4.22m x 5.89m (13'10" x 19'4")

Having windows to front & rear elevations, beams to ceiling, two sets of french doors to side elevation, exposed wood floor, cast iron radiator and multi-fuel burner on stone hearth.



INNER HALL

Having inset ceiling spotlights, smoke alarm, laminate flooring and part glazed door to rear entrance hall.

BATHROOM

Having window to rear elevation, radiator, tiled splashbacks, tiled floor, display niches with downlighters, extractor, corner panelled bath, fully tiled shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.

SITTING ROOM

4.93m x 5.48m (16'2" x 18'0")

(max) Having bay window to front elevation, window to both side elevations, beams & inset ceiling spotlights, two radiators, television aerial connection point and brick-built fireplace with tiled hearth, wooden mantle and inset multi-fuel burner.

STUDY

3.36m x 3.71m (11'0" x 12'2")

Having window to rear elevation, inset ceiling spotlights and radiator.

REAR ENTRANCE HALL

Having part glazed door to front, tiled floor, fitted shoe rack and door to the:

UTILITY

1.52m x 4.86m (5'0" x 15'11")

Having window & part glazed door to rear elevation, tiled floor, oak work surface with inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine, tumble dryer & further appliance space under, cupboard over, solar panel controls and door to the garage.

FIRST FLOOR LANDING

Having smoke alarm, beams & inset ceiling spotlights, access to roof space and airing cupboard housing hot water cylinder with shelving.

MASTER SUITE

Comprising:

DRESSING AREA

2.21m x 3.70m (7'4" x 12'1")

Having window to rear elevation, beams & inset ceiling spotlights, cast iron radiator and archway to the:

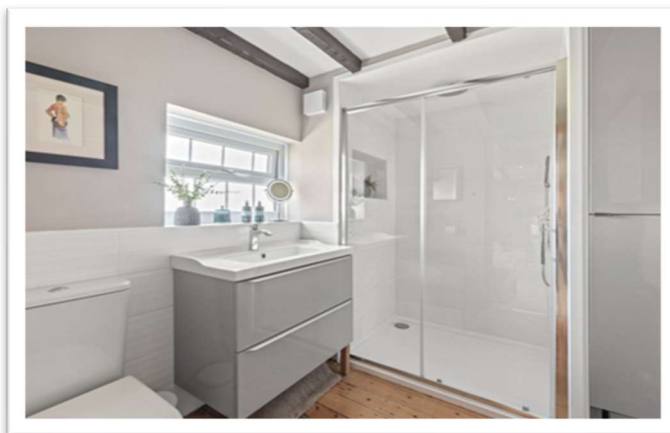
BEDROOM

3.71m x 3.81m (12'2" x 12'6")

(open recess in addition) Having window to front elevation with wooden shutters, further window to rear elevation, beams & inset ceiling spotlights, cast iron radiator, feature cast iron fireplace and built-in wardrobes with drawers below.

EN-SUITE

Having window to rear elevation, cast iron radiator, exposed wood floor, built-in storage cupboard, fully tiled shower enclosure with mixer shower fitting, close coupled WC and wall mounted hand basin with drawer under.



BEDROOM TWO

4.08m x 4.95m (13'5" x 16'2")

(entrance in addition) Having windows to front & side elevations, beams & inset ceiling spotlights, radiator , built-in wardrobes and feature cast iron fireplace.

EN-SUITE

Having window to side elevation, radiator, extractor, tiled splashbacks, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.

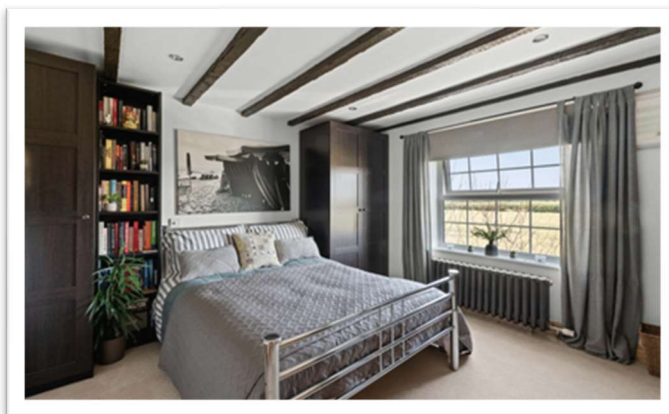
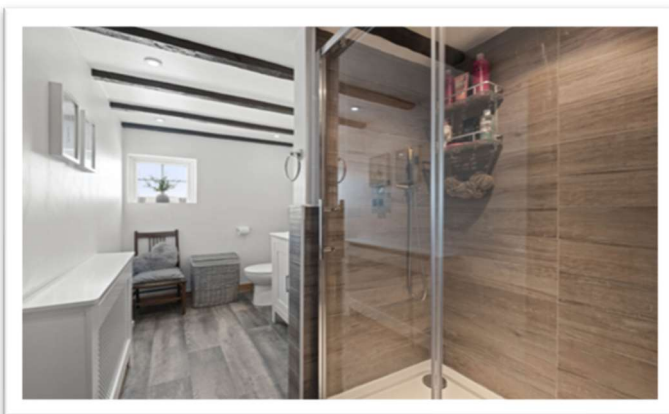
BEDROOM THREE

3.36m x 3.41m (11'0" x 11'2")

Having window to rear elevation, beams & inset ceiling spotlights and cast iron radiator.

EN-SUITE

Having window to rear elevation, beams & inset ceiling spotlights, cast iron radiator, extractor, shaver point, fully tiled shower enclosure with mixer shower fitting, close coupled WC and wall hung hand basin with drawers under.



BEDROOM FOUR

3.67m x 4.13m (12'0" x 13'6")

Having window to front elevation with wooden shutters, beams & inset ceiling spotlights and cast iron radiator.

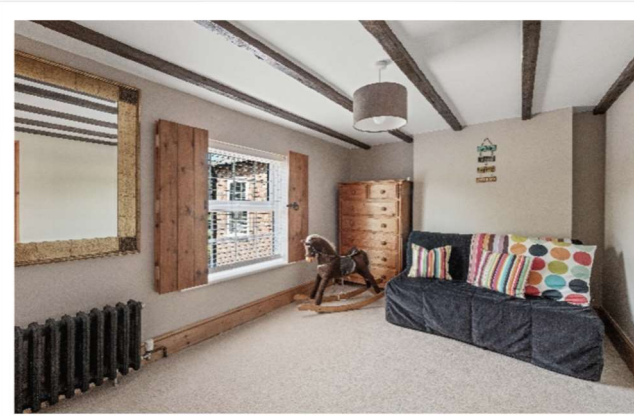
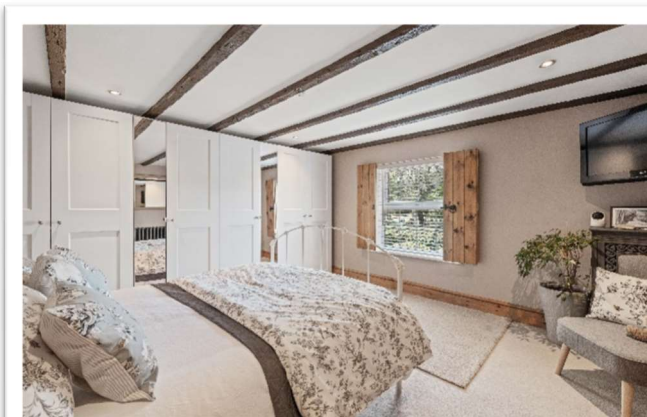
BEDROOM FIVE

2.70m x 4.07m (8'11" x 13'5")

Having window to front elevation with wooden shutters, beams to ceiling, cast iron radiator and built-in wardrobes & storage cupboards.

BATHROOM

Having window to rear elevation, inset ceiling spotlights, cast iron radiator, panelling to dado height and extractor. Fitted with a suite comprising: freestanding roll-top bath, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard & drawer under.



EXTERIOR

To the front of the property there is a large gravelled driveway which provides ample off-road parking leading to the:

GARAGE

3.52m x 4.26m (11'6" x 14'0")

Having electric roller door, roof storage space, light and power.

GARDENS

The gardens are majority to the side of the property and are fully enclosed with side access. Having a large lawned area with borders, raised decked seating area, paved footpath, original water well with pump. The rear of the property is laid to gravel & paving and there is a wood store, greenhouse, shed, raised growing beds & fruit trees.

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 electricity, water and drainage connected. Heating is via an air source heat pump serving radiators and the property is double glazed. The current council tax is band E.

SOLAR PANELS

2011 index linked FIT (feed-in tariffs) payment scheme until 2036 - PV - 71.85p kwh / exports - 5.07p kwh. Last 12 months £2,000 solar. RHI (Renewable Heat Incentive) payment scheme for air source heating until 2029 circa £480 per quarter. 5 x 2.4kw storage batteries (12kw in total)

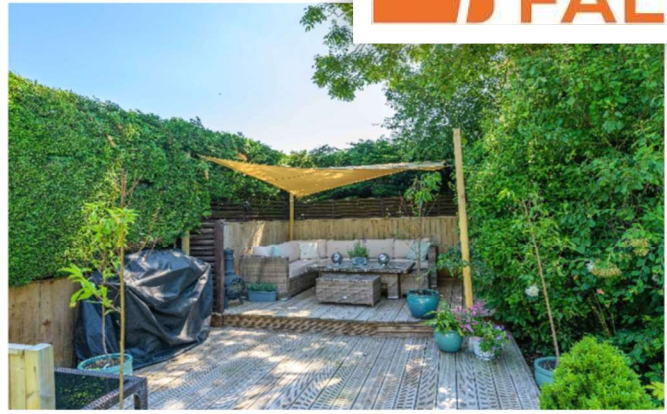


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Floorplan



Total area: approx. 295.8 sq. metres (3184.0 sq. feet)



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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