



Willow House, Coles Lane, Swineshead, Boston, PE20 3NS



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Freehold

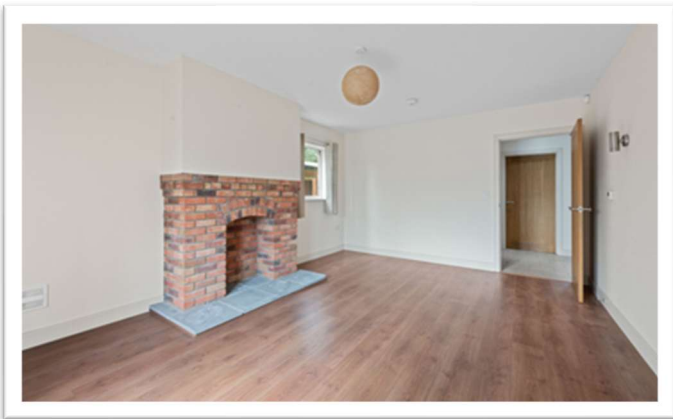
£550,000



## Key Features

- Detached house
- Five bedrooms
- Lounge, dining room & study
- Open plan kitchen with breakfast area & family room off
- Two en-suites & bathroom
- Driveway, double garage & rear garden
- Plot approx. 0.16 acre (STS)
- EPC rating B – NO CHAIN





A detached house in a sought after location set within the popular village of Swineshead and on a good sized plot of approximately 0.16 acre, subject to survey.

Having over 2,600 square feet of accommodation comprising: entrance hall, cloakroom, lounge, study, dining room, utility and open plan kitchen with breakfast area and family room off to ground floor. Large galleried landing, master bedroom with en-suite, bedroom two with en-suite, three further bedrooms and bathroom with separate shower to first floor.

Outside the property has a driveway providing ample off-road parking, a double garage and an enclosed garden to the rear. The property benefits from gas central heating with underfloor heating to the ground floor and radiators to the first floor. The property is also double glazed. NO CHAIN



#### ACCOMMODATION

Part glazed front entrance door with side screens through to the:

#### ENTRANCE HALL

Having double height ceiling with inset ceiling spotlights, tiled floor with underfloor heating, smoke alarm, storage cupboard with underfloor heating manifold, alarm control panel and staircase rising to first floor.

#### CLOAKROOM

Having window to side elevation, tiled floor with underfloor heating, extractor, close coupled WC and pedestal hand basin.

#### STUDY

2.96m x 4.27m (9'8" x 14'0")

Having window to side elevation, underfloor heating, television aerial & telephone connection points.

#### LOUNGE

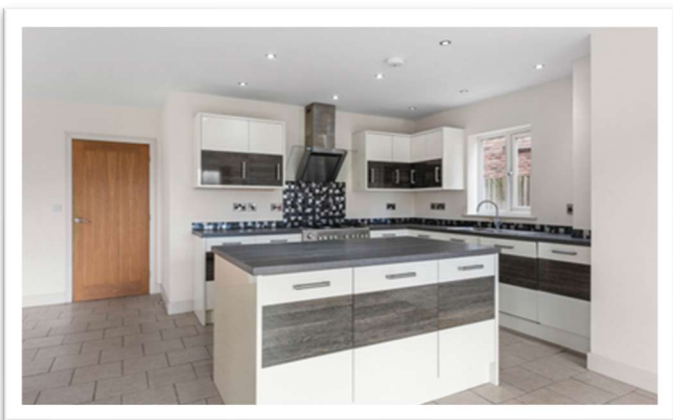
3.74m x 5.3m (12'4" x 17'5")

Having window to side elevation, french doors to rear elevation, laminate flooring with underfloor heating, television aerial connection point and brick-built fireplace with stone hearth.

#### DINING ROOM

3.27m x 3.65m (10'8" x 12'0")

Having window to front elevation, laminate flooring with underfloor heating and television aerial connection point.





 **NEWTONFALLOWELL**





#### UTILITY

2.16m x 3.26m (7'1" x 10'8")

Having window & part glazed door to side elevation, tiled floor with underfloor heating, extractor, work surface with tiled splashback, inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine under, cupboards over.

#### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

6.93m x 7.64m (22'8" x 25'1")

(max L-shaped) forming areas comprising:

#### DINING AREA

Having window to rear elevation, tiled floor with underfloor heating and television aerial connection point. Open to the:

#### KITCHEN

Having window to side elevation, inset ceiling spotlights, smoke alarm and continuation of tiled floor with underfloor heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with inset range style cooker with gas burners & two electric ovens, cupboards & drawers under, cupboards & extractor over. Island unit with cupboards under. Open to the:

#### FAMILY ROOM

Having window to rear elevation, french doors to side elevation & garden and continuation of tiled floor with underfloor heating.





### GALLERIED FIRST FLOOR LANDING

Having two windows to front elevation, radiator, smoke alarm and airing cupboard housing hot water cylinder.

### MASTER BEDROOM

3.61m x 6.16m (11'10" x 20'2")

(max) Having window to rear elevation, radiator, television aerial connection point and walk-in wardrobe.

### EN-SUITE

Having window to side elevation, heated towel rail, extractor, vinyl flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.

### BEDROOM TWO

3.74m x 5.3m (12'4" x 17'5")

(max) Having window to rear elevation, radiator and television aerial connection point.

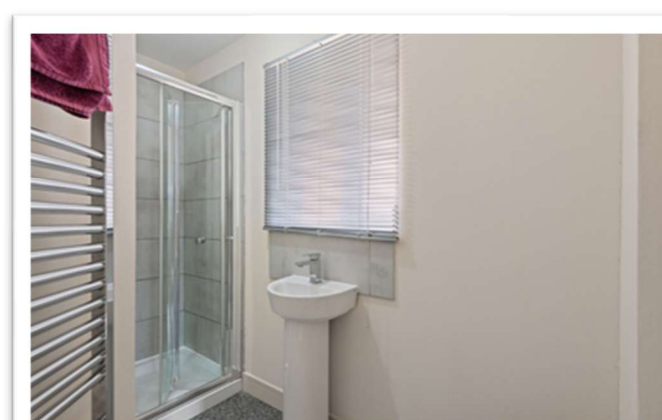
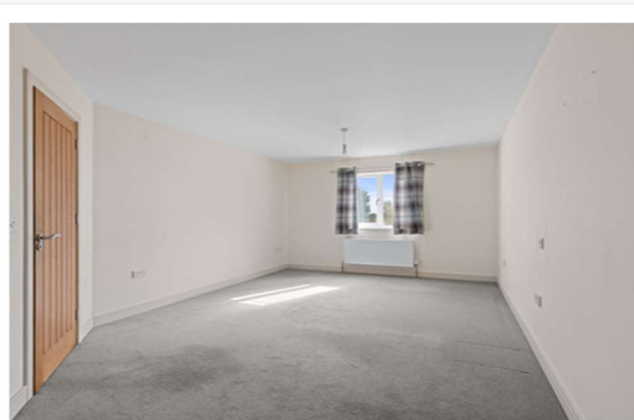
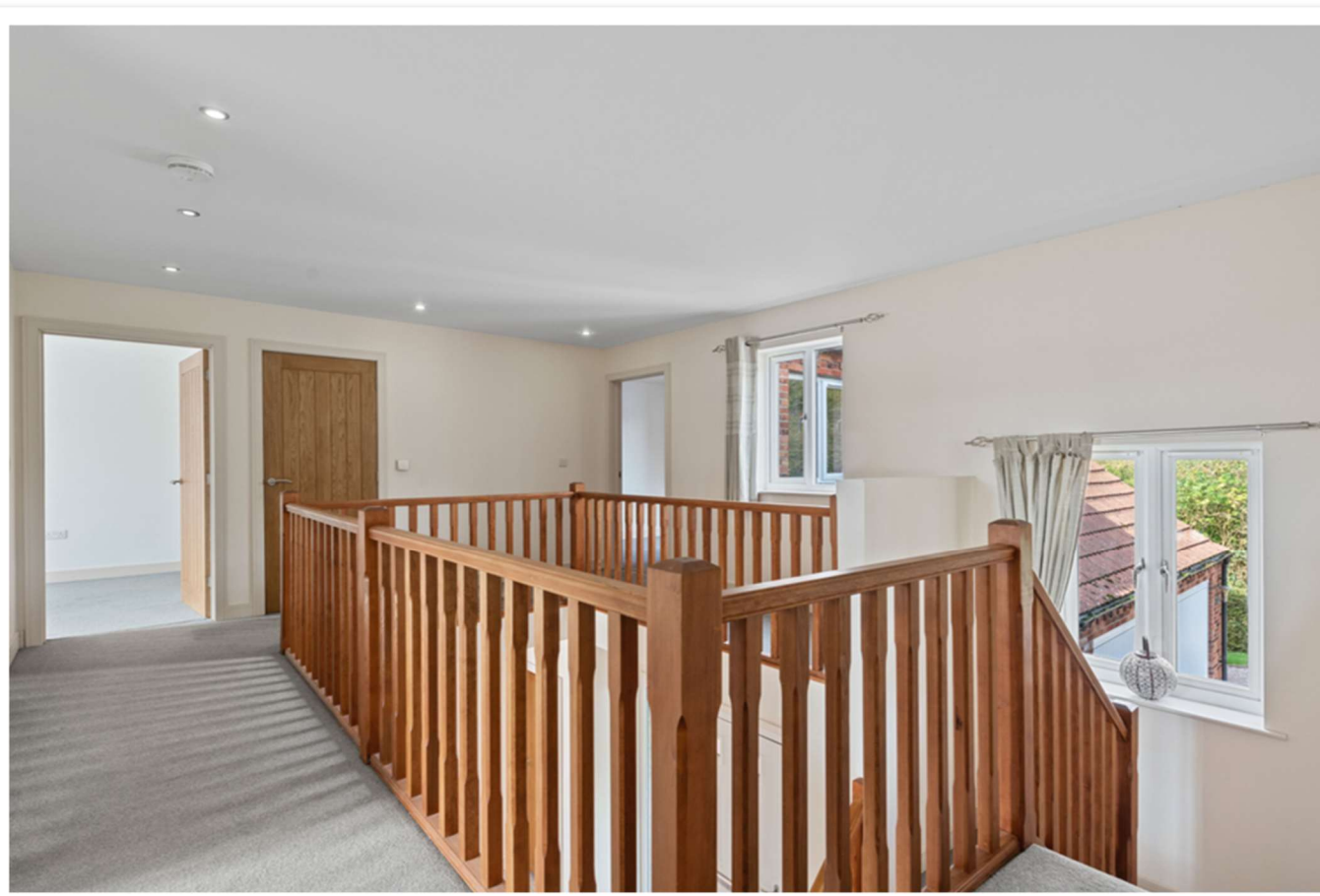
### FURTHER EN-SUITE

Having window to side elevation, chrome heated towel rail, extractor, vinyl flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.

### BEDROOM THREE

3.07m x 4.05m (10'1" x 13'4")

Having window to rear elevation, radiator and television aerial connection point.



#### BEDROOM FOUR

2.97m x 4.27m (9'8" x 14'0")

(max) Having window to side elevation, radiator and television aerial connection point.

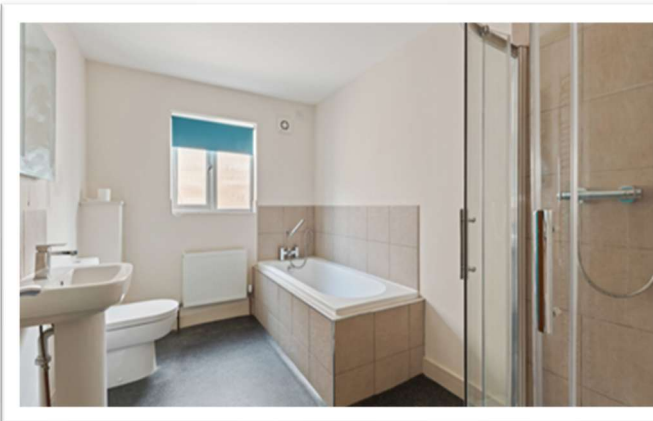
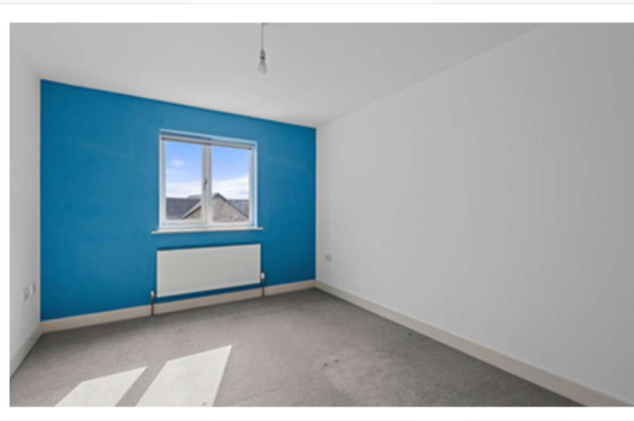
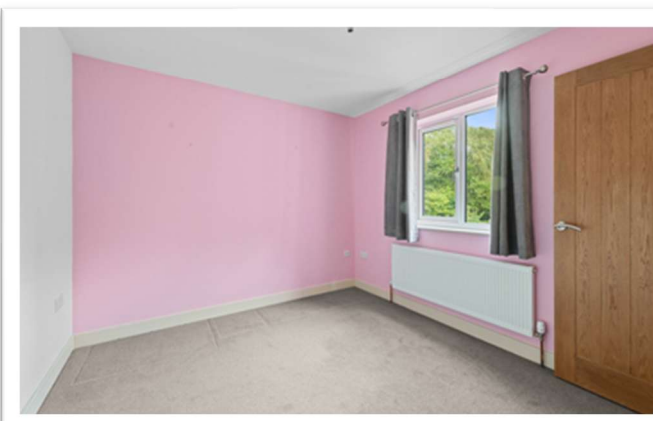
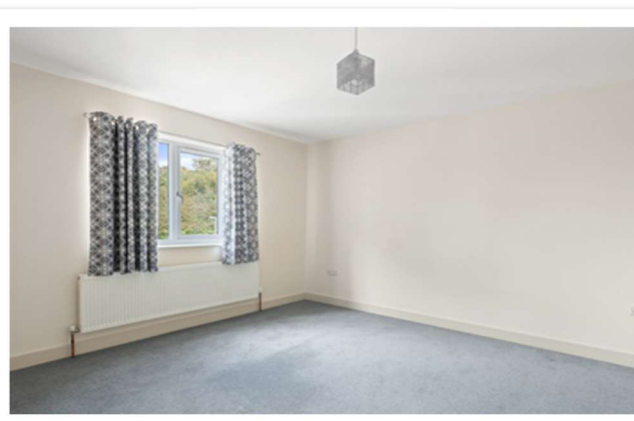
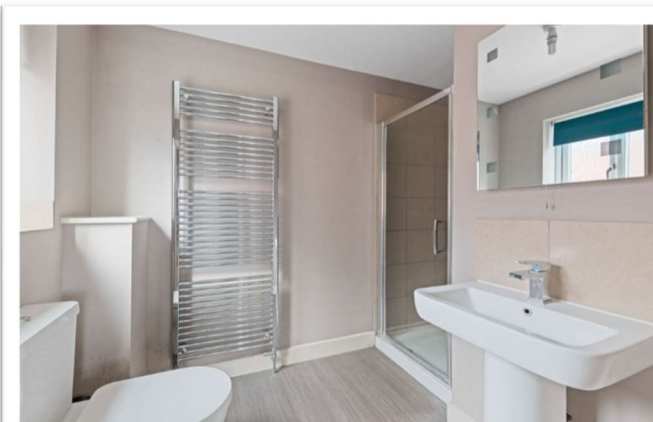
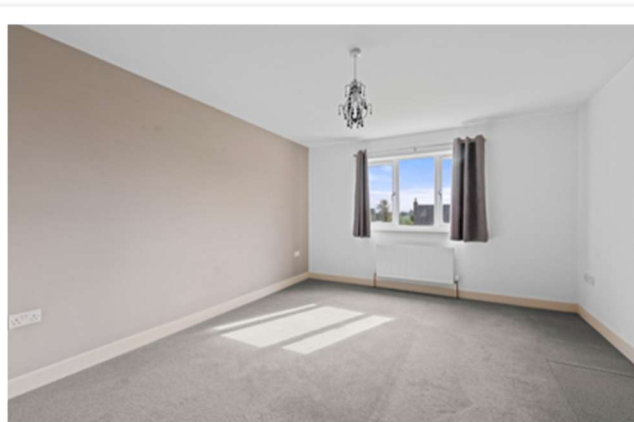
#### BEDROOM FIVE

3.25m x 3.65m (10'8" x 12'0")

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

#### BATHROOM

Having window to side elevation, heated towel rail, radiator, extractor, tiled splashbacks and vinyl flooring. Fitted with a suite comprising: panelled bath with mixer tap & hand held shower attachment, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.





### EXTERIOR

To the front of the property a block paved footpath leads to the front entrance door and a granite chip driveway provides ample off-road parking and leads to the:

### DOUBLE GARAGE

6.35m x 5.65m (20'10" x 18'6")

Having two up-and-over doors, light, power, service door to rear and gas fired boiler providing for both domestic hot water & heating.

### REAR GARDEN

Being enclosed with side access. Laid to lawn with a block paved patio.

### THE PLOT

The property occupies a plot of approximately 0.16 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 serving radiators and the property is double glazed. The current council tax is band F.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





# Floorplan



Newton Fallowell Boston (Sales)

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## 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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