



Nex Dor, Fishtoft Drove, Frithville, Boston, PE22 7ES



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Freehold

Offers over £550,000



Key Features

- Detached house
- Four bedrooms
- Four receptions
- Large breakfast kitchen
- Shower room/utility & bathroom
- Ample off-road parking
- Garage, workshop & kennels
- Plot approx. 0.66 acre (STS)
- EPC rating D





A stunning detached house on a plot of approximately 0.66 acre, subject to survey with open views and no near neighbours.

Having over 2,600 square feet of well presented accommodation comprising: breakfast kitchen, sitting room, inner hall, shower room/utility, snug with multi-fuel burner, study and lounge with multi-fuel burner. Master bedroom with two dressing rooms with one having potential for an en-suite, three further bedrooms and bathroom with separate shower to first floor.

Outside the property has ample off-road parking & hardstanding, an enclosed area with a garage, workshop & kennels and lawned gardens.



ACCOMMODATION

Part glazed side entrance door to the:

BREAKFAST KITCHEN

7.06m x 4.78m (23'2" x 15'8")

Having window to rear elevation, bi-fold doors to side elevation & garden, coved ceiling with inset ceiling spotlights, tiled floor and feature brick wall with display niches & wall lights, staircase rising to first floor and archway through to the inner hall.

Fitted with a range of base & wall units with oak worksurfaces comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, kickboard heater, cupboards, integrated dishwasher and wine rack under, cupboards & glazed units over. Work surface return with cupboard under, cupboard over and tall unit to side. Space for american style fridge/freezer.

Further work surface return with space for electric range style cooker, kickboard heater, cupboard, drawers & wicker baskets under, cupboards, glazed display unit and stainless steel cooker hood over. Island unit with kickboard heater, cupboards & integrated wine cooler under and breakfast bar to sides.

SITTING ROOM

5.35m x 5.35m (17'7" x 17'7")

Having window & part glazed uPVC door to front elevation, floor to ceiling window to side elevation, coved ceiling, radiator, access to roof space and television aerial connection point.

INNER HALL

Having coved ceiling, smoke alarm, door to shower room and opening to the:







SNUG

4.81m x 3.72m (15'10" x 12'2")

Having window & part glazed double doors to front elevation, coved ceiling, radiator, engineered oak flooring and brick built fireplace with inset multi-fuel burner.

SHOWER ROOM/UTILITY

Having window to side elevation, heated towel rail, space & plumbing for automatic washing machine, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

STUDY

3.79m x 3.24m (12'5" x 10'7")

Having window to front elevation, coved ceiling, radiator and brick built fireplace.

LOUNGE

6.66m x 6.23m (21'11" x 20'5")

Having two windows to front elevation, two windows to side elevation, french doors with side screens to rear elevation, radiator and fireplace with inset multi-fuel burner.



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FIRST FLOOR LANDING

Having coved ceiling, radiator, smoke alarm and access to roof space.

MASTER SUITE

6.66m x 6.23m (21'11" x 20'5")

(including dressing rooms) Having windows to front & side elevations, french doors with side screens to rear elevation, two Velux windows to rear elevation and two radiators. Dressing room off with window to front elevation & inset ceiling spotlights. Further room off with Velux window to rear which has plumbing for an en-suite.



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BEDROOM TWO

4.10m x 3.77m (13'6" x 12'5")

Having two windows to front elevation, coved ceiling and radiator.

BEDROOM THREE

3.26m x 2.58m (10'8" x 8'6")

Having window to front elevation, coved ceiling and radiator.

BEDROOM FOUR

2.90m x 2.38m (9'6" x 7'10")

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having two windows to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, tiled walls, laminate flooring and extractor. fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, WC with concealed cistern and two hand basins inset to vanity unit with cupboard under.



EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking with a hardstanding area. There is gated access to an enclosed area with:

GARAGE/WORKSHOP/KENNELS

Garage with up-and-over door, light & power. Workshop with uPVC door and three kennels.

(We understand that there is planning permission for the erection of a double garage with the footings already in place)

GARDENS

The property has decked patio area, lawned garden and gravelled vegetable garden with raised planters and greenhouse.

THE PLOT

The property occupies a plot of approximately 0.66 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 and water connected. Drainage is to a septic tank. Heating is via an external oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





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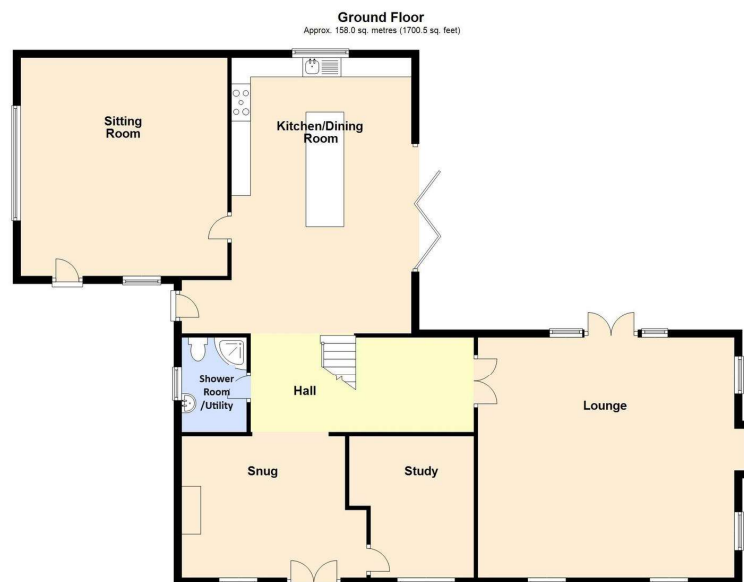
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Floorplan



Total area: approx. 248.2 sq. metres (2671.7 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk

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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