



The Old Horseshoes, Sheepgate, Leverton, Boston, PE22 0AR



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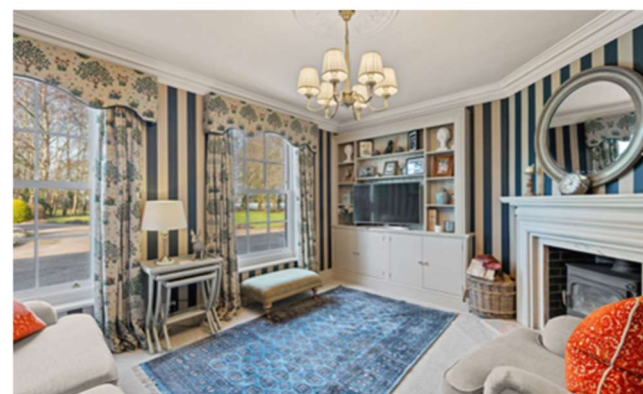
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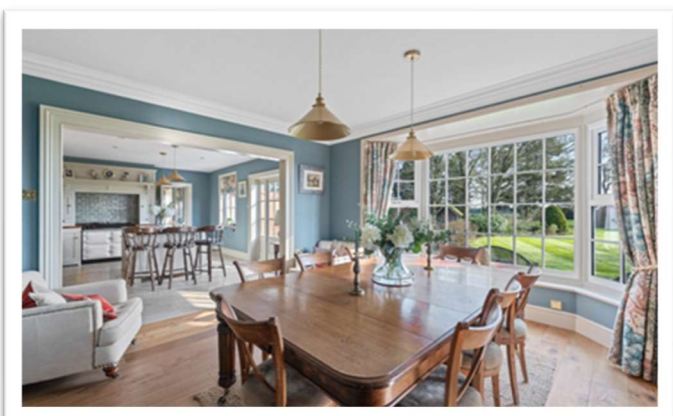
£750,000



## Key Features

- Detached house
- Five bedrooms
- Snug, lounge & dining room
- Breakfast kitchen, utility & boot room
- Cloakroom, en-suite & bathroom
- Driveway & double garage
- Set in established lawned gardens
- Plot approx. two acres (STS)
- EPC rating D





An exceptional detached house on a plot of approximately two acres, subject to survey and with open views to the front & rear. The property was built in the 1990's and is reminiscent of a Georgian Manor House. The property was updated in 2020 to a very high standard and features a luxury fitted kitchen & utility by Murdoch Troon with walnut work surfaces & bespoke units and a re-fitted bathroom & en-suite with high quality Burlington suites. Other standout features include two Clearview wood burners, luxury carpets, limestone and oak floors. To complete the look the owners have tastefully used Farrow & Ball paint finishes along with classic wallpapers by William Morris, Little Greene and Ralph Lauren.

Having over 3,300 square feet of well presented accommodation comprising: reception hall, cloakroom, snug, lounge, dining room, breakfast kitchen, rear hall, boot room and utility room to ground floor. Galleried landing, master bedroom with en-suite bathroom, four further bedrooms and bathroom with separate shower to first floor. The property stands in well maintained lawned gardens with established borders of shrubs & trees. The property is approached by a sweeping driveway which provides ample off-road parking leading to the double garage.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### RECEPTION HALL

4.2m x 4.08m (13'10" x 13'5")

(inner hall in addition) Having sash window to front elevation, coved ceiling, radiator to concealing cabinet, oak flooring, feature Georgian style archway and bespoke Georgian style staircase rising to first floor.

#### CLOAKROOM

1.78m x 1.46m (5'10" x 4'10")

Having sash window to front elevation, radiator, limestone flooring, wall lights, low level WC with chrome fittings and pedestal hand basin.

#### SNUG

4.27m x 3.63m (14'0" x 11'11")

Having two sash windows to front elevation, coved ceiling with moulded ceiling rose, radiator to concealing cabinet, built-in cupboards with shelving over and feature fireplace with Clearview wood burner.

#### LOUNGE

7.87m x 4.47m (25'10" x 14'8")

Having sash windows to front & side elevations, sash window & part glazed panel to rear elevation, coved ceiling with two moulded ceiling roses, two radiators to concealing cabinets and fireplace with granite hearth, inset Clearview wood burner and Regency style surround. Glazed double doors to the:



 **NEWTONFALLOWELL**





### DINING ROOM

4.5m x 4.37m (14'10" x 14'4")

(max) Having bay window to rear elevation, coved ceiling, radiator to concealing cabinet and oak flooring. Opening to the:

### KITCHEN

5.65m x 4.2m (18'6" x 13'10")

Having sash window & french doors with side screens to rear elevation, inset ceiling spotlights, radiator and limestone tiled floor. Fitted with a bespoke range of base & wall units by Murdoch Troon with solid walnut work surfaces & tiled splashbacks comprising: belfast style sink with mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, glazed display units & shelving over. Work surface return with space for electric range style cooker, cupboards under, extractor and cupboards over. Island unit with breakfast bar to one side and range of cupboards & drawers under.



### REAR HALL

Having sash window & part glazed door to rear elevation, radiator to concealing cabinet, continuation of limestone tiled floor and door to garage.

### WALK-IN PANTRY

1.9m x 1.78m (6'2" x 5'10")

Having limestone tiled floor, work surface with Murdoch Troon cupboards & wine cooler under, shelving over and built-in unit with space for american style fridge/freezer.

### BOOT ROOM

3.57m x 1.77m (11'8" x 5'10")

Having sash window to rear elevation, coved ceiling with inset ceiling spotlights, radiator to concealing cabinet, solid oak flooring and built-in cupboard by Murdoch Troon with drawer under.

### UTILITY

2.95m x 2.72m (9'8" x 8'11")

Having window to front elevation, radiator and limestone tiled floor. Walnut work surface with tiled splashback, inset belfast style sink, cupboards under and further fitted tall double door cupboard.



### GALLERIED FIRST FLOOR LANDING

Having sash window to front elevation, coved ceiling with moulded ceiling rose, radiator to concealing cabinet, access to roof space and built-in double airing cupboard with shelving.

### MASTER BEDROOM

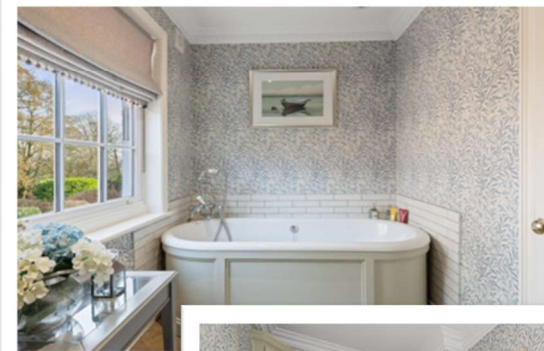
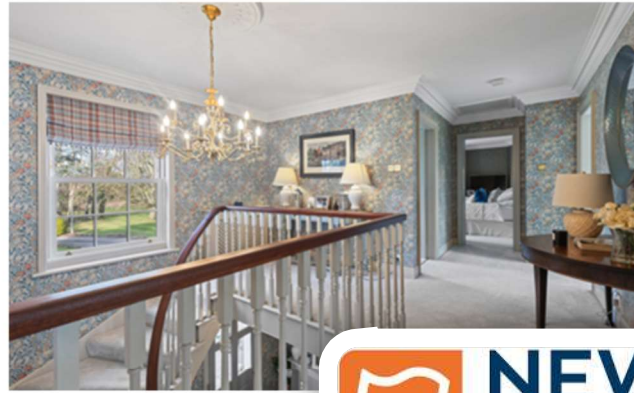
4.63m x 3.61m (15'2" x 11'10")

(wardrobes in addition) Having three sash windows to rear elevation, coved ceiling, radiator and range of fitted wardrobes to one wall.

### EN-SUITE BATHROOM

4.2m x 1.78m (13'10" x 5'10")

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, extractor and wood effect flooring. Fitted with a suite comprising: panelled roll-top bath with mixer tap & hand-held shower fitting, low level WC and undercounter basin with mixer tap inset to vanity unit with cupboards & drawers under, cupboards & mirror over.





### BEDROOM TWO

4.28m x 3.65m (14'0" x 12'0")

Having two sash windows to front elevation, coved ceiling, radiator and fitted wardrobes with matching cupboard & drawer unit.

### BEDROOM THREE

4.48m x 3.94m (14'8" x 12'11")

(max) Having two sash windows to front elevation, coved ceiling and radiator.

### BEDROOM FOUR

4.49m x 3.27m (14'8" x 10'8")

(wardrobes in addition) Having windows to side & rear elevations, coved ceiling, radiator and built-in wardrobes.

### BEDROOM FIVE

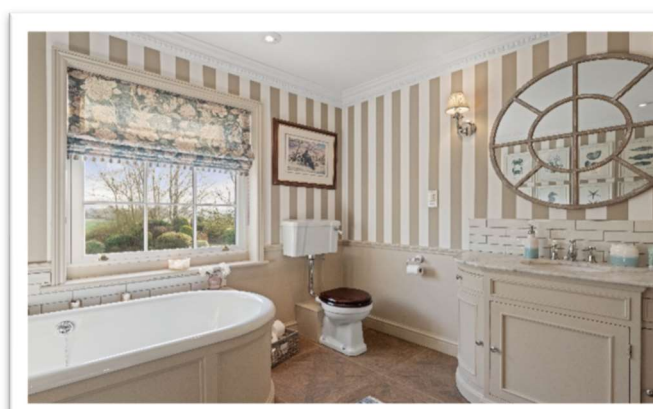
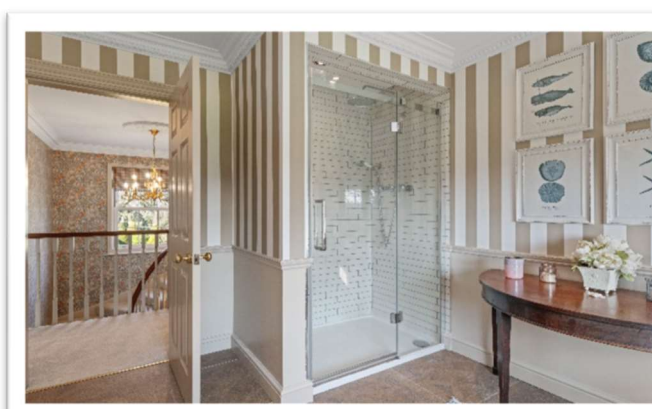
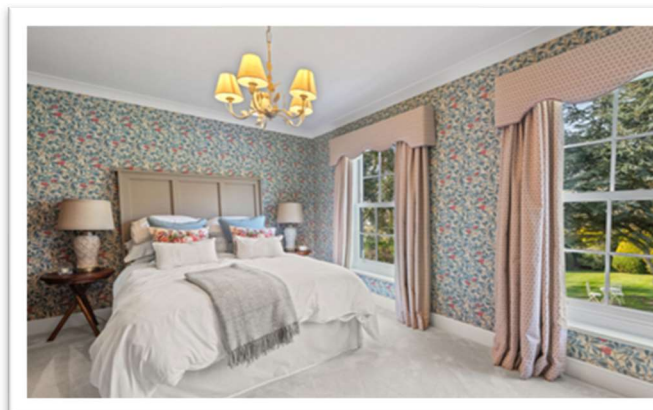
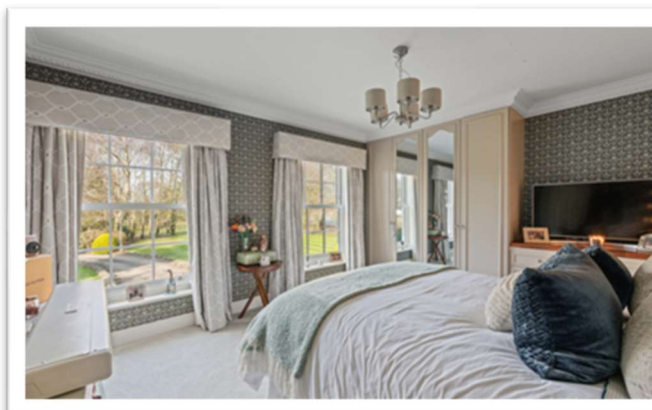
2.42m x 2.21m (7'11" x 7'4")

Having window to front elevation, coved ceiling and radiator.

### BATHROOM

3.62m x 2.97m (11'11" x 9'8")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, dado rail and wood effect flooring. Fitted with a suite comprising: fully tiled shower enclosure with overhead rainfall & hand held shower fittings, panelled roll-top bath with mixer tap & hand held shower fitting, low level WC and undercounter basin inset to vanity work surface with cupboards & drawers under.





### EXTERIOR

The property is approached by a sweeping lavender lined driveway which provides ample off-road parking and leads to the:

### DOUBLE GARAGE

Having two up-and-over doors, window to side, light and power.

### GARDENS

The property stands in established lawned gardens with mature borders of shrubs and trees. There is a large paved patio to the rear of the property and there is a kitchen garden, a greenhouse and log store.

### THE PLOT

The property occupies a plot of approximately two acres, 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.

### LOCATION

The property is convenient for the A52 and within walking distance to a village shop. The village of Old Leake is around five minutes away and has primary & secondary schools, leisure centre, surgery, Co-op, two pubs etc. The historic market town of Boston is some 15 minutes away and the coastal resort of Skegness is around 30 minutes away.

### SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band G.







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## Floorplan



Total area: approx. 306.7 sq. metres (3301.2 sq. feet)



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Newton Fallowell Boston (Sales)

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### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

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