



Alvia House, Station Road, Hubberts Bridge, Boston, PE20 3QR



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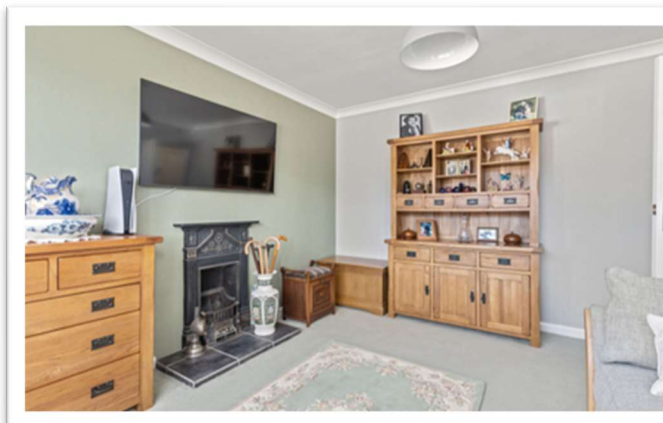
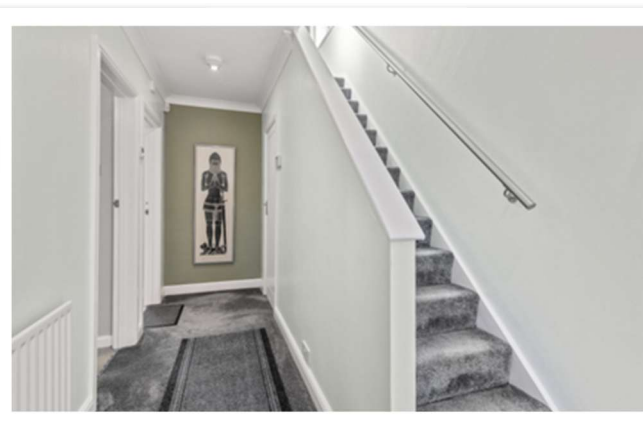
Freehold

£450,000



Key Features

- Detached four bedroom house
- Lounge, garden room & sitting room
- Kitchen & breakfast room
- Cloakroom, en-suite & bathroom
- Driveway for several cars
- Detached double garage
- Lawned gardens
- Plot approx. 0.26 acre (STS)
- EPC rating D





An extended and refurbished detached house on a plot of approximately 0.26 acre, subject to survey and set in the semi-rural village of Hubberts Bridge. The property is located with an easy commute into London from Peterborough & Grantham and for those seeking primary & secondary schooling there are Grammar Schools in both Boston, Horncastle & Spalding and primary schools within easy reach in Boston & Swineshead.

Finished to a high standard and having over 2,200 square feet of beautifully presented accommodation comprising: entrance hall, sitting room, kitchen with breakfast room off, cloakroom/WC, lounge and garden room to ground floor. Master bedroom with en-suite, three further bedrooms and bathroom to first floor.

Outside the property stands in lawned gardens and has a driveway providing off-road parking for several cars and a detached double garage. The property benefits from oil fired central heating and double glazing.



ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator, staircase rising to first floor and large understairs storage cupboard with window to side elevation.

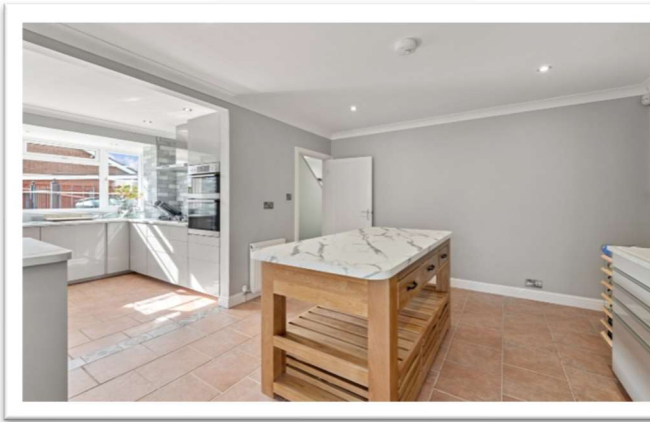
SITTING ROOM

4.06m x 3.56m (13'4" x 11'8")

Having bay window to front elevation, coved ceiling, radiator and decorative cast iron fireplace with tiled hearth.







KITCHEN

6.48m x 5.26m (21'4" x 17'4")

(max) Having window to rear elevation, box bay window & part glazed stable style door to side elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboard over. Further work surface to bay window with cupboards under. Work surface return with inset five burner LPG hob, cupboard & drawers under, stainless steel extractor over, tall unit to side housing integrated electric double oven with drawers under, cupboard over. Further work surface with drawers under, cupboards over, tall units to side incorporating integrated microwave. Opening to the:

BREAKFAST ROOM

2.79m x 2.55m (9'2" x 8'5")

Having french doors to rear elevation, window to side elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor.

CLOAKROOM/UTILITY

Having window to rear elevation, radiator, close coupled WC, tiled floor, space & plumbing for automatic washing machine.



LOUNGE

5.81m x 5.26m (19'1" x 17'4")

Having windows to front & rear elevations, coved ceiling with inset ceiling spotlights and two radiators. French doors with windows either side to the:

GARDEN ROOM

5.51m x 4.48m (18'1" x 14'8")

Of sealed unit double glazed uPVC frame construction on brick walls with a pitched tiled roof. Having french doors to garden, inset ceiling spotlights, radiator and wood effect flooring.



FIRST FLOOR LANDING

Having window to side elevation, coved ceiling with inset ceiling spotlights and radiator.

MASTER BEDROOM

5.48m x 3.93m (18'0" x 12'11")

Having window to front elevation, coved ceiling with inset ceiling spotlights and radiator.

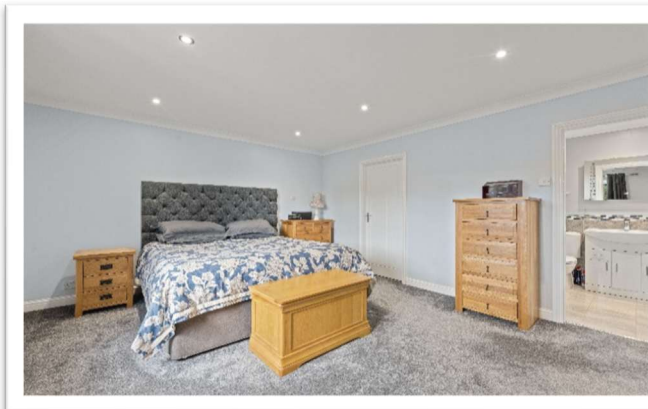
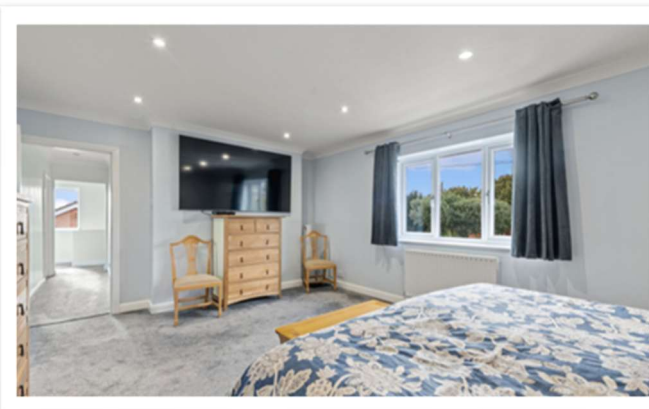
EN-SUITE

3.5m x 1.82m (11'6" x 6'0")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, part tiled walls, tiled floor and extractor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under, illuminated mirror over.

WALK-IN WARDROBE

1.9m x 1.83m (6'2" x 6'0")



BEDROOM TWO

5.54m x 3.56m (18'2" x 11'8")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, wood effect flooring and door to bathroom.

BEDROOM THREE

4.05m x 3.57m (13'4" x 11'8")

Having bay window to front elevation, coved ceiling with inset ceiling spotlights and radiator.

BEDROOM FOUR/STUDY

2.57m x 2.08m (8'5" x 6'10")

Having window to front elevation, coved ceiling and radiator.

BATHROOM

4.68m x 2.1m (15'5" x 6'11")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, part tiled walls, wood effect flooring and extractor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, close coupled WC and hand basin inset to vanity unit with cupboard under, illuminated mirror over.



EXTERIOR

To the front of the property there is a large block paved area which provides ample off-road parking leading to the:

DOUBLE GARAGE

7.18m x 6.26m (23'7" x 20'6")

Offering potential for an annexe conversion subject to any necessary planning permission. Having two electric roller doors, side service door, sensor lighting and power. The garage is insulated and plaster boarded with storage above.

Gated access to the:

SIDE/REAR GARDEN

Being enclosed and laid to lawn with a block paved footpath around the property.

THE PLOT

The property occupies a plot of approximately 0.26 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 external oil fired boiler serving radiators and the property is double glazed. The current council tax is band C. The property also has CCTV and an electric car charger. We are advised that the windows have been renewed within the last three years along with the soffits & guttering within the last year.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



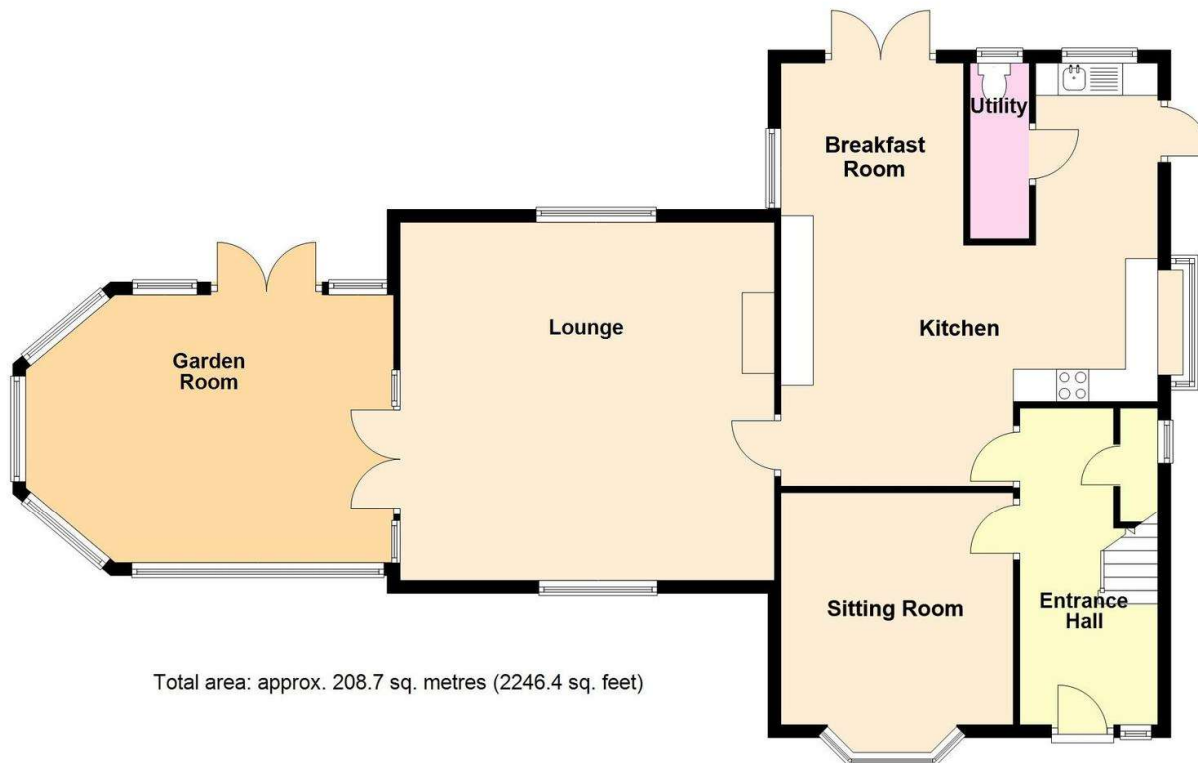
 **NEWTON FALLOWELL**



Floorplan

Ground Floor

Approx. 115.7 sq. metres (1245.6 sq. feet)



Total area: approx. 208.7 sq. metres (2246.4 sq. feet)

First Floor

Approx. 93.0 sq. metres (1000.7 sq. feet)



 **NEWTONFALLOWELL**

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