



Highview, West Fen, Stickney, Boston, PE22 8BH



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Freehold

Guide price £350,000



## Key Features

- Detached house
- Three bedrooms
- Lounge & study
- Kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & double garage
- Plot approx. 0.39 acre (STS)
- Far reaching view to rear
- EPC rating TBC



A unique detached house on a plot of approximately 0.39 acre, subject to survey, in a village location with a stunning far reaching view to the rear. Having over 1,900 square feet of accommodation comprising: entrance hall, cloakroom, study, utility, kitchen, dining room with patio doors to raised decked area & lounge with wood burner & patio doors to a covered decked balcony to split-level ground floor. Master bedroom with en-suite & sauna, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a double garage and mature lawned gardens.

### ACCOMMODATION

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

### ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator, solid oak flooring, stairs down to garage and staircase rising to lounge and continuing up to first floor.

### CLOAKROOM

Having window to side elevation, radiator, tiled floor, close coupled WC and hand basin inset to vanity unit with cupboard under.

### STUDY

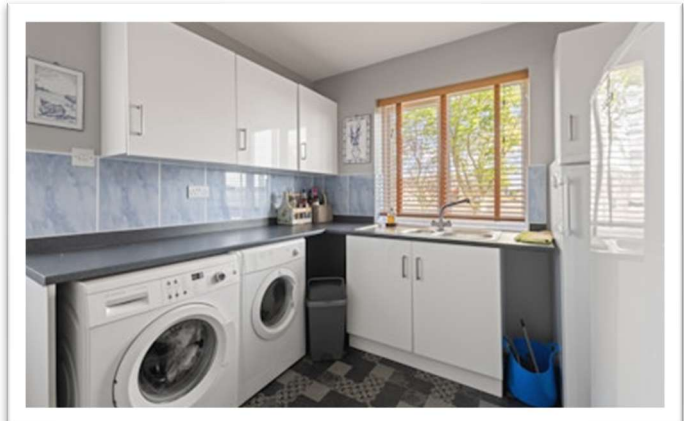
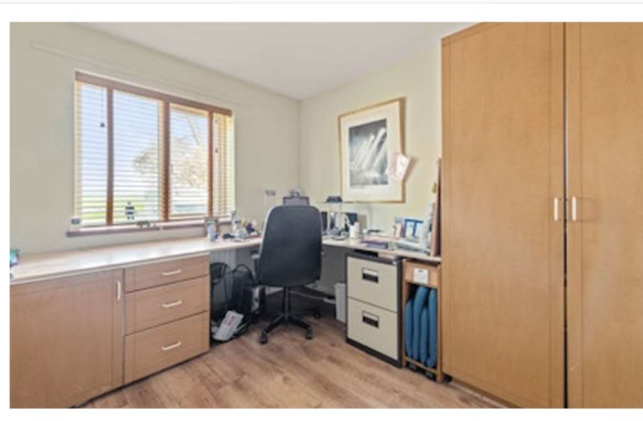
3.15m x 3.05m (10'4" x 10'0")

Having window to front elevation, radiator, laminate flooring, telephone connection point and range of fitted furniture including cupboards & drawers.

### UTILITY

3.14m x 2.68m (10'4" x 8'10")

Having window to front elevation, part glazed door to side elevation, radiator, tile effect flooring, work surface with inset stainless steel sink & drainer, cupboards under. Work surface return with space & plumbing for automatic washing machine & tumble dryer under, cupboards over and space for upright fridge/freezer.





## KITCHEN

3.58m x 2.65m (11'8" x 8'8")

Having windows to side & rear elevations, coved ceiling with inset ceiling spotlights, radiator, tiled floor and door to pantry with window to side elevation, tiled floor & shelving. Fitted with a range of units with Corian work surfaces, upstands & tiled splashbacks comprising: 1 1/4 bowl undercounter sink with mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, unit to side with space for upright fridge/freezer. Work surface return with inset LPG gas cooker with double oven, cupboard & drawers under, stainless steel cooker hood over. Integrated electric oven to wall. Opening to the:

## DINING ROOM

3.59m x 3.18m (11'10" x 10'5")

Having french doors to rear elevation & decked area, coved ceiling with inset ceiling spotlights, radiator and tiled floor.

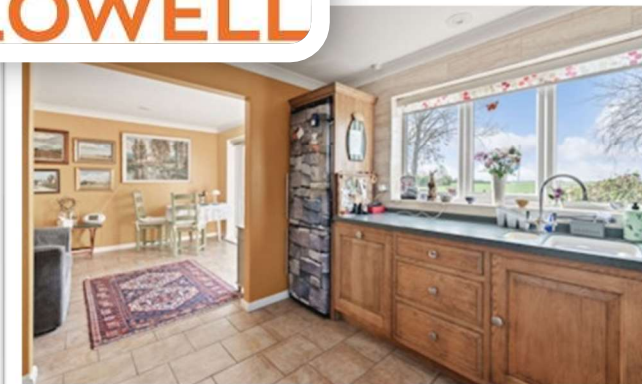
## LOUNGE

6.05m x 4.69m (19'10" x 15'5")

Having bow window to front elevation, patio doors to rear elevation & balcony, inset ceiling spotlights, two radiators and feature fireplace with inset wood burner and fitted cupboards to both sides



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### FIRST FLOOR LANDING

Having coved ceiling.

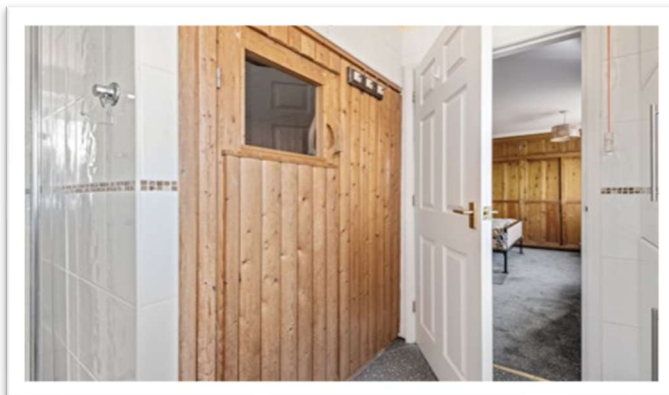
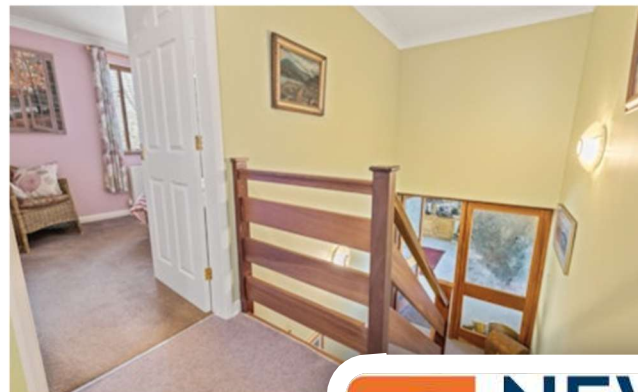
### MASTER BEDROOM

3.78m x 3.18m (12'5" x 10'5")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobes to one wall.

### EN-SUITE

Having window to rear elevation, radiator, tiled walls, vinyl flooring and sauna with seating for two people. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





### BEDROOM TWO

3.62m x 3.13m (11'11" x 10'4")

Having window to front elevation, radiator and built-in wardrobe.

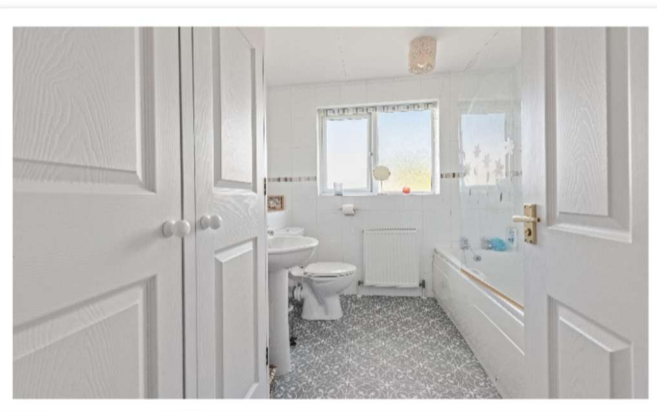
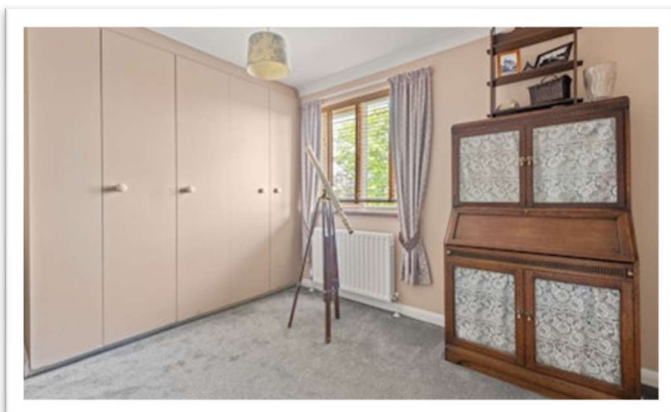
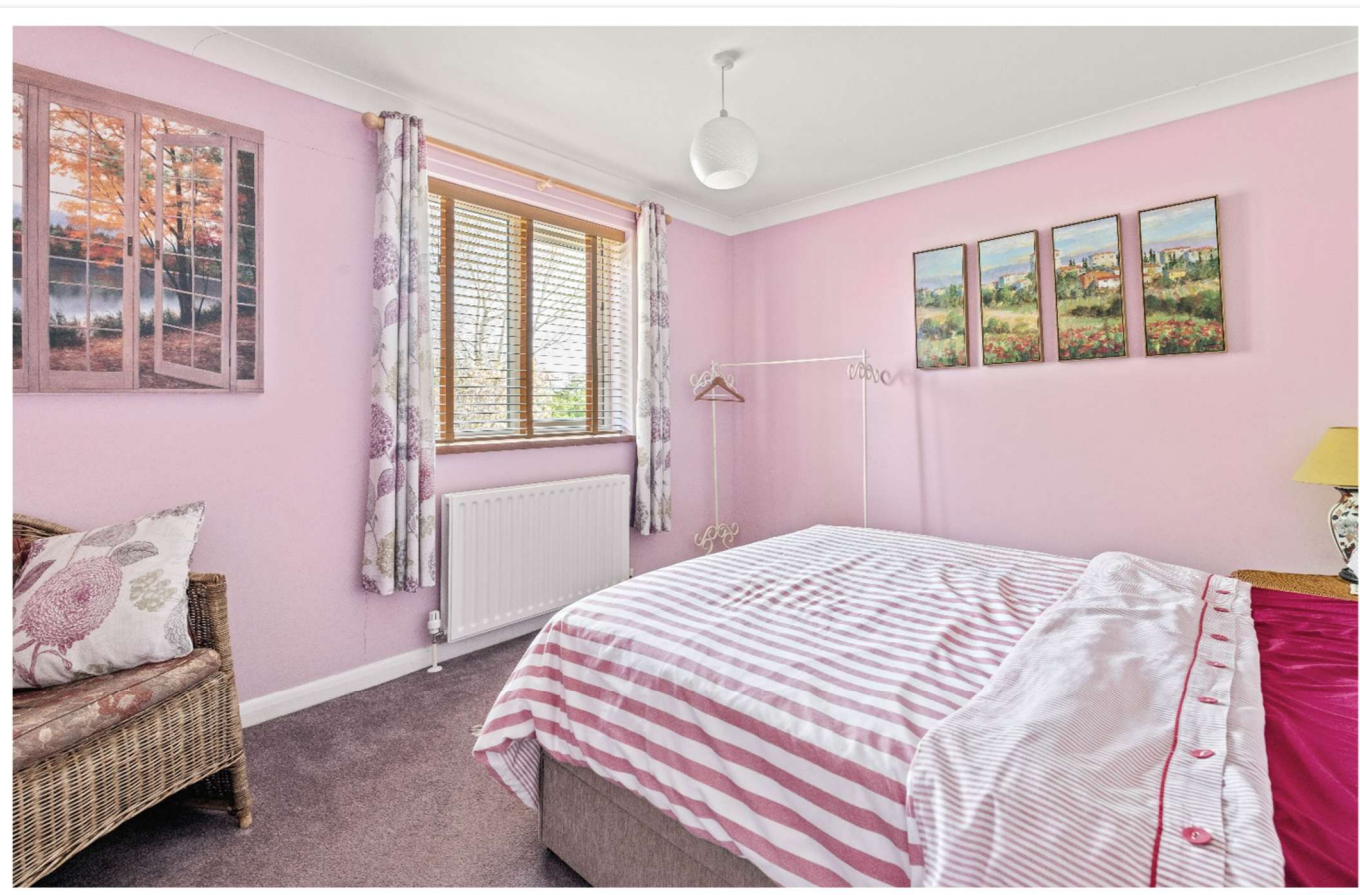
### BEDROOM THREE

3.55m x 3.12m (11'7" x 10'2")

Having window to front elevation, coved ceiling and radiator.

### BATHROOM

Having window to side elevation, radiator, access to roof space, tile effect flooring, tiled walls, built-in storage cupboard and built-in airing cupboard housing hot water cylinder with shelving. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





## EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the rear garden and steps up to the front entrance door. A driveway provides off-road parking and leads to the:

## DOUBLE GARAGE

6.02m x 4.7m (19'10" x 15'5")

Having electric up-and-over door, side service door, door to large underfloor storage area, light & power. To the rear of the garage there is an attached brick-built boiler house which houses the oil fired boiler providing for both domestic hot water & heating.

## GARDENS

Being enclosed and having a lawned garden to the side & rear with a gravelled area, greenhouse, garden shed and a dog kennel with run.

## THE PLOT

The property occupies a plot of approximately 0.39 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 connected. Heating is via an external oil fired boiler serving radiators and the property is double glazed. Drainage is to a septic tank and the current council tax is band E.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.











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## Floorplan



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### AGENT'S NOTES

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