



Charnwood House, Church Road, Freiston, Boston, PE22 0NX



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Freehold

£495,000



Key Features

- Detached four bedroom house
- Lounge & study
- Open plan living/dining/kitchen
- Utility & cloakroom
- Two en-suites & bathroom
- Driveway & double garage
- Plot approx. 0.37 acre (STS)
- Underfloor heating to ground floor
- EPC rating B



Set on a generous 0.37-acre plot (STS) in a sought-after semi-rural village, this stunning modern detached home offers over 1,900 sq. ft. of stylish, well-designed living accommodation.

The ground floor is perfect for family life and entertaining, with a welcoming entrance hall, lounge, study, cloakroom, utility and an impressive open-plan kitchen/living/dining space with integrated appliances.

Upstairs, the master suite and second bedroom each enjoy en-suites, complemented by two further bedrooms and a luxurious family bathroom with a separate shower.

Outside, the home is approached via a sweeping driveway with ample parking, a detached double garage and an enclosed garden with an open countryside view to the rear.



ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, smoke alarm, alarm control panel, Karndean flooring with underfloor heating, understairs storage cupboard and staircase rising to first floor.

LOUNGE

6.08m x 4.16m (19'11" x 13'7")

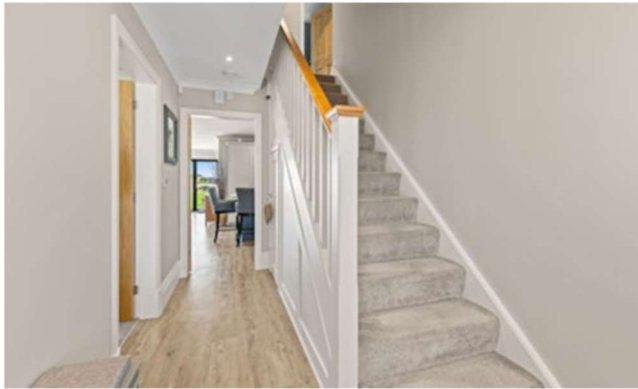
Having bay window to front elevation, coved ceiling, underfloor heating, smoke alarm, television aerial & telephone connection points and contemporary style gas fire inset to marble surround.

STUDY

2.92m x 2.8m (9'7" x 9'2")

Having window to front elevation, coved ceiling, underfloor heating and telephone connection point.





OPEN PLAN LIVING/DINING/KITCHEN
 9.35m x 7.31m (30'8" x 24'0")
 (max L-shaped) Forming areas comprising:

KITCHEN AREA

Having windows to side & rear elevations, coved ceiling with inset ceiling spotlights and Karndean flooring with underfloor heating. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, tall unit to side housing integrated electric oven & combination microwave, drawer under, cupboard over and further tall unit to side housing integrated fridge & freezer. Work surface return with inset induction hob, cupboards & drawers under, cupboards & extractor over, tall unit to side. Further work surface forming island unit with breakfast bar to one side, cupboards, drawers & integrated wine cooler under. Opening to the:

DINING/LIVING AREA

Having windows to both side elevations, bi-fold doors to rear elevation & garden, coved ceiling with inset ceiling spotlights, smoke alarm and continuation of Karndean flooring with underfloor heating.

UTILITY 2.01m x 1.7m (6'7" x 5'7")

Having part glazed door to side elevation, coved ceiling, Karndean flooring with underfloor heating, work surface with upstand, cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.

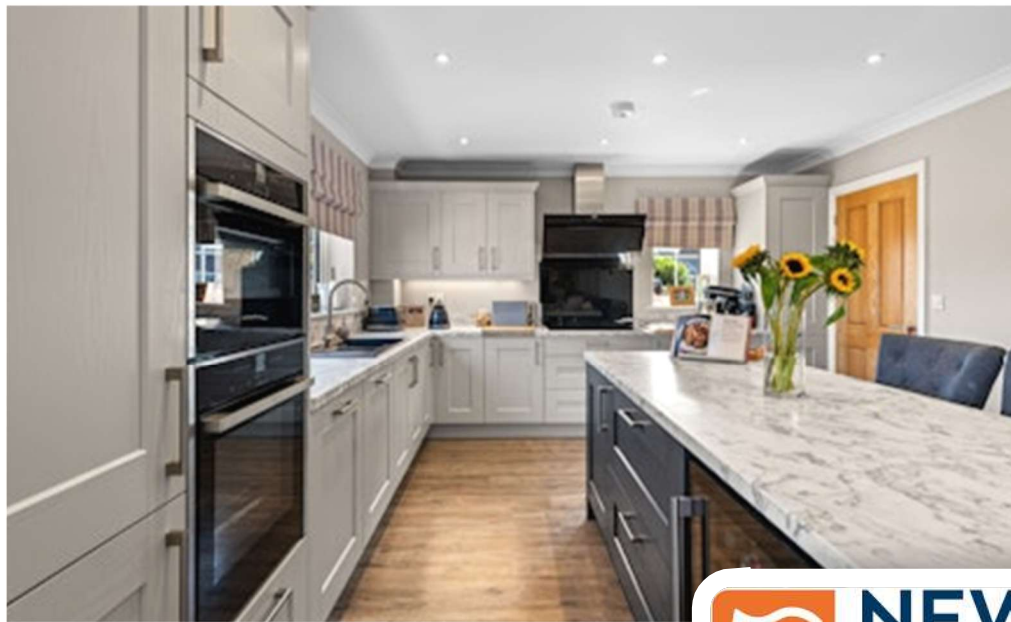
CLOAKROOM

Having Karndean flooring with underfloor heating, extractor, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having coved ceiling, radiator, smoke alarm, access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

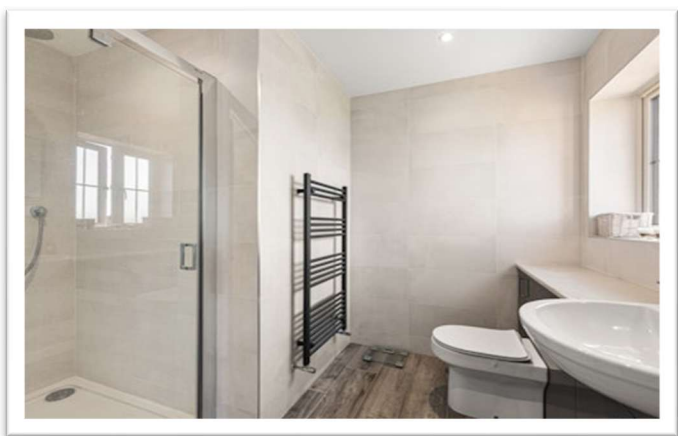
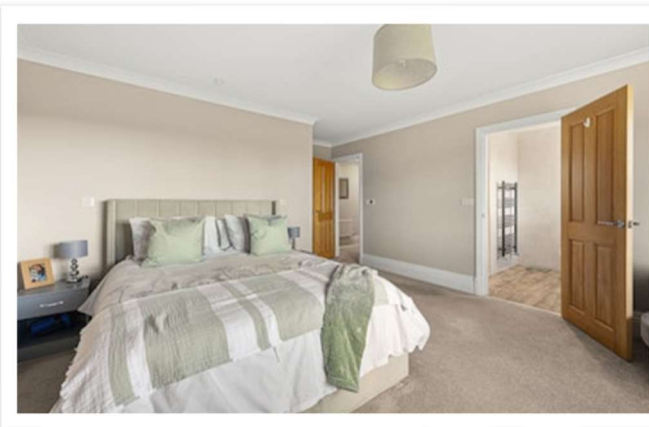
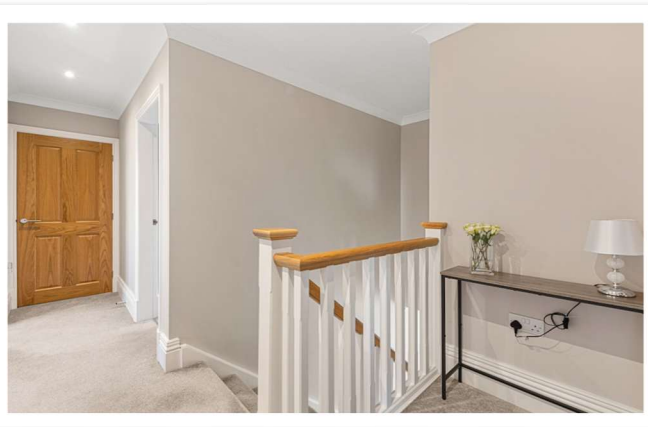
MASTER BEDROOM

4.49m x 4.17m (14'8" x 13'8")

(entrance in addition) Having window to front elevation, coved ceiling, radiator, smoke alarm, television aerial & telephone connection points.

EN-SUITE

Having window to front elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor, extractor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



BEDROOM TWO

3.95m x 3.92m (13'0" x 12'11")

Having windows to side & rear elevations, coved ceiling and radiator.

EN-SUITE

Having heated towel rail, tiled walls, tiled floor, extractor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

BEDROOM THREE

4.25m x 2.83m (13'11" x 9'4")

Having windows to front & side elevations, coved ceiling and radiator.

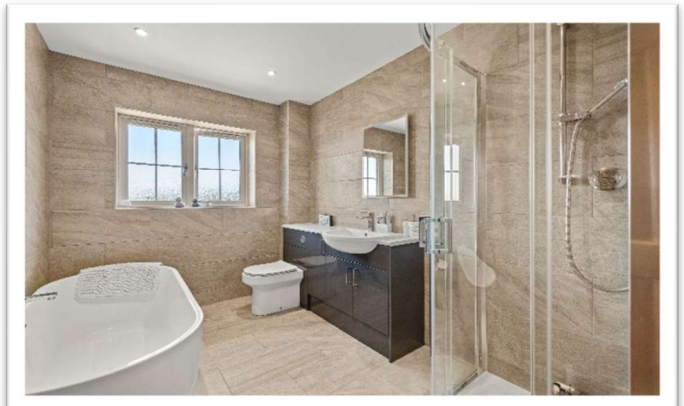
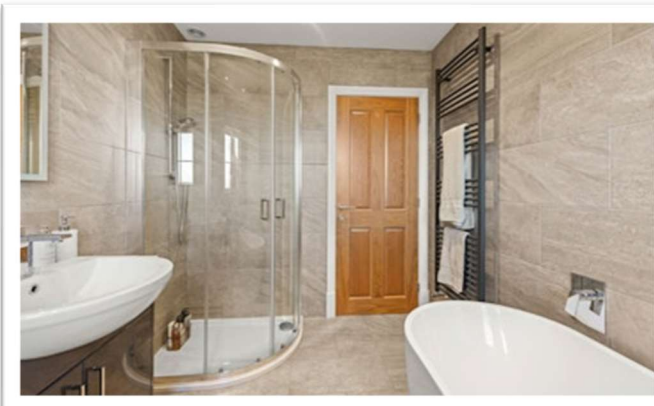
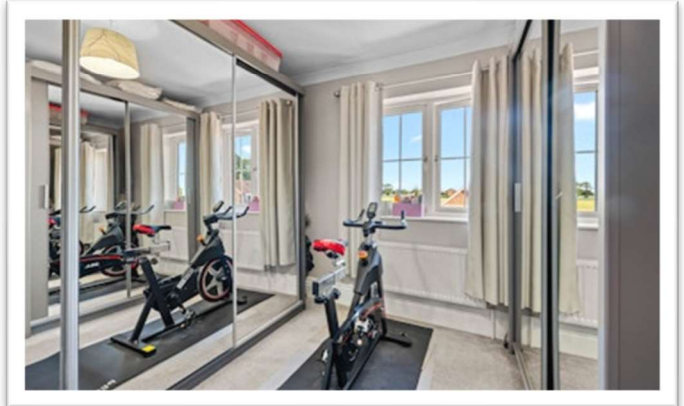
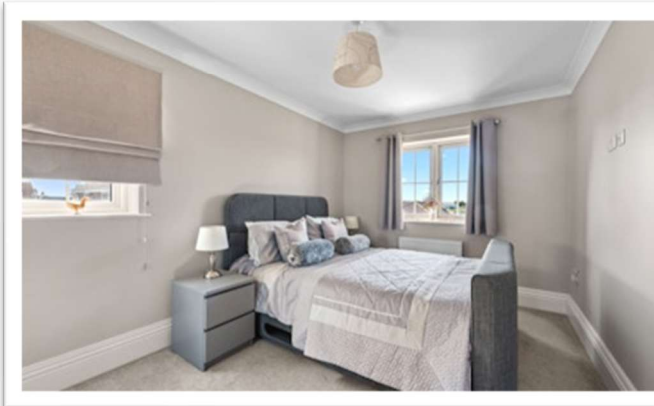
BEDROOM FOUR

2.99m x 2.95m (9'10" x 9'8")

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having window to rear elevation, inset ceiling spotlights, heated towel rail, extractor, tiled walls, tiled floor, freestanding bath, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



EXTERIOR

To the front of the property there are shaped lawns with a driveway providing ample off-road parking leading to gated access to the side of the property to a continuation of the driveway leading to the:

DETACHED DOUBLE GARAGE

Having two electric roller doors, light and power.

REAR GARDEN

Being enclosed and having a paved patio, large lawned garden, outside tap and outside lighting.

THE PLOT

The property occupies a plot of approximately 0.37 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 underfloor heating to the ground floor & radiators to the first floor. The property is triple glazed and the current council tax is band E.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 181.6 sq. metres (1954.4 sq. feet)



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AGENT'S NOTES

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