



Last Peg Cottage, Westhouses, Sibsey, Boston, PE22 0UE



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Freehold

£420,000



Key Features

- Detached four bedroom house
- Attached two bedroom annexe
- Lounge, dining room & conservatory
- Bathroom, shower room & cloakroom
- Three bedroom static caravan
- Gym/office with attached store
- Driveway & garage
- Far reaching open views
- Plot approx. 0.40 acre (STS)
- EPC rating E



Nestled in a peaceful rural setting with far-reaching views towards the picturesque Lincolnshire Wolds, this impressive property offers exceptional versatility and space, complete with a self-contained two-bedroom annexe.

Set on a generous plot of approximately 0.40 acre (STS), the main residence provides over 2,800 sq. ft. of well-proportioned accommodation. The ground floor features a welcoming dining room, a fitted kitchen, a spacious lounge, a light-filled conservatory and a fourth bedroom. To the first floor, three further bedrooms are served by a family bathroom.

The attached annexe offers independent living, perfect for extended family or guests. It comprises an entrance hall, cloakroom, an open-plan lounge/kitchen/dining area, two bedrooms and a shower room.

Externally, the property enjoys an attractive front garden and a driveway providing ample off-road parking, along with a garage. The rear garden is a wonderful space, incorporating a three bedroom static caravan and a purpose-built gym with an adjoining store, ideal for home working or fitness enthusiasts.

Additional benefits include oil-fired central heating and double glazing throughout.

ACCOMMODATION

Part glazed entrance door with side screen through to the:

DINING ROOM

8.51m x 2.36m (27'11" x 7'8")

Having two windows to front elevation, window to side elevation, three roof windows, two radiators and wood effect flooring. Opening to the lounge and further opening to the:



KITCHEN

3.53m x 3.45m (11'7" x 11'4")

Having window to side elevation and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under, cupboards over, space for upright fridge/freezer to side. Work surface return with cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over. Tiled recess with inset range style cooker, work surface to either side with cupboards & drawers under.

LOUNGE

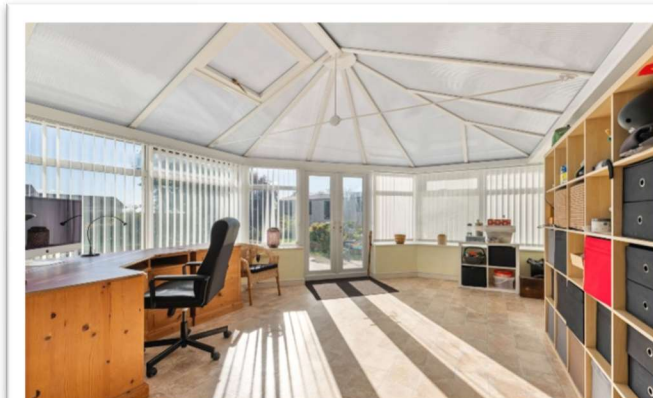
5.94m x 3.68m (19'6" x 12'1")

Having window to side elevation, two radiators, fireplace recess with inset multi-fuel burner, understairs storage cupboard and opening to staircase rising to first floor. Door to annexe accommodation and double doors to the:

CONSERVATORY

6.22m x 3.96m (20'5" x 13'0")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear garden, tile effect flooring, door to garage, door to store and door to annexe accommodation.







GROUND FLOOR BEDROOM FOUR

3.61m x 3.48m (11'10" x 11'5")

Having window to side elevation, radiator and built-in cupboard.

FIRST FLOOR LANDING

Having built-in cupboard and access to roof space

BEDROOM ONE

3.66m x 3.18m (12'0" x 10'5")

(wardrobes in addition) Having window to front elevation, radiator, television aerial connection point, cupboard over stairs and range of built-in wardrobes to one wall.

BEDROOM TWO

3.66m x 3.61m (12'0" x 11'10")

Having window to front elevation and radiator.



BEDROOM THREE

3.61m x 2.13m (11'10" x 7'0")

Having window to rear elevation and radiator.



BATHROOM

3.61m x 2.08m (11'10" x 6'10")

Having window to rear elevation, heated towel rail, tiled walls, wood effect flooring and fitted vanity surface with cupboards & drawers under. Fitted with a white suite comprising: shaped bath with electric shower fitting and anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

ANNEXE ACCOMMODATION

From the conservatory a door leads to the:

ENTRANCE HALL

Having radiator, walk-in cupboard, smoke alarm and access to roof space.

SEPARATE WC

Having extractor fan, close coupled WC and hand basin inset to vanity unit with cupboard & drawers under and tiled splashback.

OPEN PLAN LIVING/KITCHEN/DINING AREA

6.3m x 5.59m (20'8" x 18'4")

Having french doors with windows to either side to side elevation and garden, two further windows to other side elevation, radiator and laminate flooring. The kitchen area is fitted with a range of base units with work surfaces and tiled splashbacks incorporating: 1 1/4 bowl ceramic sink with drainer & mixer tap, integrated electric hob with stainless steel cooker hood over, integrated electric double oven, space & plumbing for dishwasher and space for upright fridge/freezer.

BEDROOM ONE

4.34m x 3.2m (14'2" x 10'6")

Having window to side elevation, radiator and laminate flooring.

BEDROOM TWO/STUDY

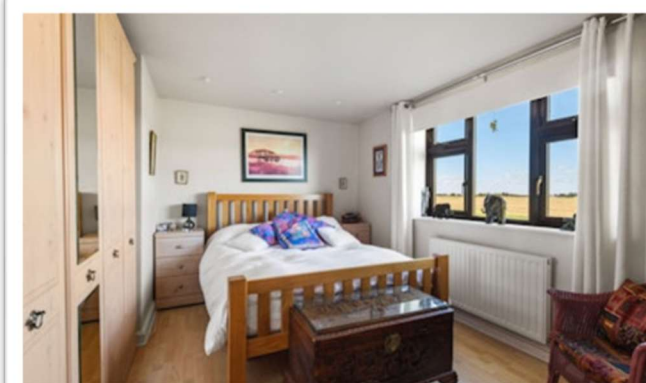
4.98m x 2.34m (16'4" x 7'8")

Having window to side elevation, radiator and laminate flooring.

SHOWER ROOM

2.82m x 2.54m (9'4" x 8'4")

Having window to side elevation, radiator, tiled walls, two storage cupboards, shaver point, extractor fan, space & plumbing for automatic washing machine. Fitted with a suite comprising: large walk in shower enclosure with mixer shower fitting and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden with a driveway providing off-road parking which leads to the:

GARAGE

6.17m x 4.11m (20'2" x 13'6")

Having up-and-over door, windows to side & rear elevations, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a patio area.



STATIC CARAVAN

11.58m x 3.61m (38'0" x 11'10")

(total internal measurement) Comprising of an open plan kitchen & lounge, master bedroom with en-suite, two further bedrooms and a shower room. The caravan has a decked veranda, double glazing, LPG central heating and drainage to a septic tank.



GYM/OFFICE

5.52m x 3.89m (18'1" x 12'10")

Accessed via french doors with windows to front & rear, light, power and walk-in store room.

ATTACHED STORE

3.84m x 2.29m (12'7" x 7'6")

With an entrance door, light & power.

THE PLOT

The property occupies a plot of approximately 0.40 acre (0.18ha), 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 private system. Heating is via an oil fired boiler with dual controls served by radiators. The current council tax is band C. The property also has solar panels which are owned.

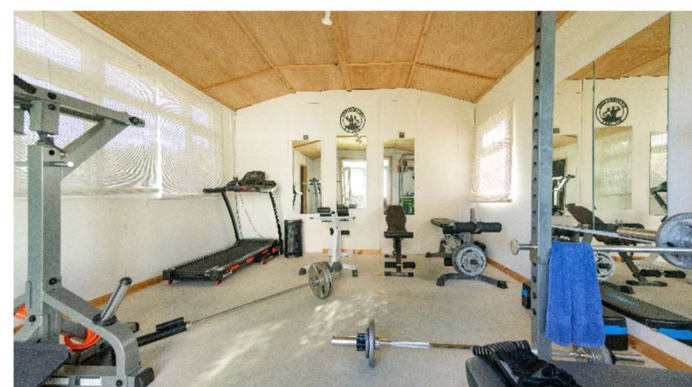
VIEWING

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.



Floorplan



Views to front & rear

 **NEWTONFALLOWELL**

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