



3 Saddlers Way, Fishtoft, Boston, PE21 0BB

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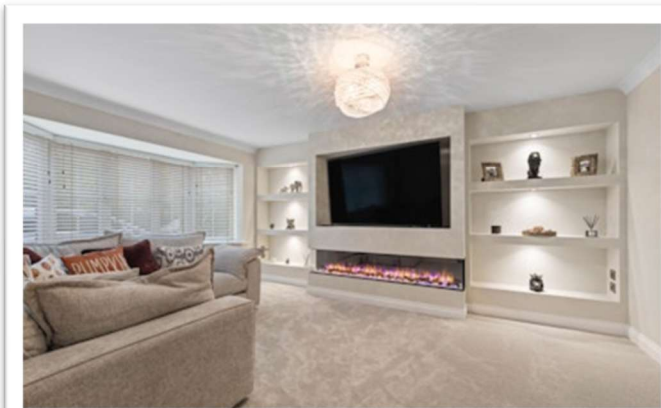
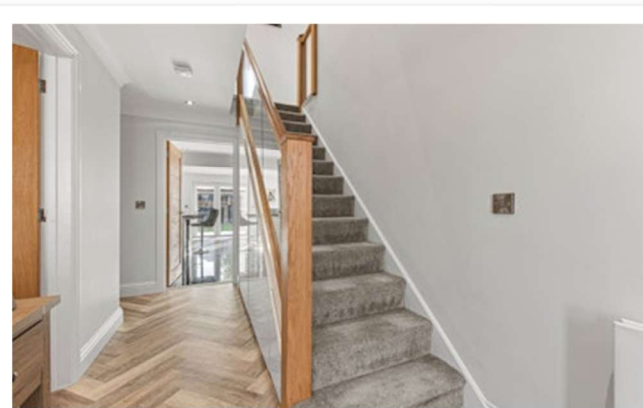
Freehold

Offers over £350,000



Key Features

- Extended detached house
- Five bedrooms
- Lounge with media wall
- Open-plan kitchen/living with dining room off
- Utility & cloakroom
- En-suite & bathroom with shower
- Off-road parking & garage
- Low maintenance enclosed rear garden
- EPC rating C



An Exceptional Family Home in the Heart of Fishtoft

Situated in the sought-after village of Fishtoft, just three miles from the historic market town of Boston, this beautifully extended detached home offers over 1,600 square feet of stylish and versatile living space. Perfectly positioned close to local amenities and well-regarded schools, it combines modern comfort with a welcoming village atmosphere.

Step inside to a spacious entrance hall leading to a bright lounge featuring a charming bay window and a striking contemporary media wall with built-in fire and bespoke shelving. The impressive open-plan kitchen/living area is the heart of the home, flooded with natural light from roof windows and bi-fold doors that open seamlessly onto the rear garden. A further adjoining dining room provides flexible space ideal for a playroom, home office or snug.

The stylish fitted kitchen boasts sleek high-gloss units, integrated appliances and ample workspace, perfect for both family living and entertaining. Completing the ground floor is a practical utility room and a cloakroom.

Upstairs, the generous master bedroom includes a modern en-suite shower room, while four additional bedrooms offer plenty of space for family and guests. The luxurious family bathroom features a freestanding bath and a separate shower.

Outside, the property enjoys a large gravelled driveway providing ample off-road parking and access to a garage. The low maintenance enclosed rear garden is neatly landscaped with a paved patio, artificial lawn and a covered entertaining area, ideal for year-round outdoor enjoyment.

Additional benefits include gas central heating and double glazing throughout.

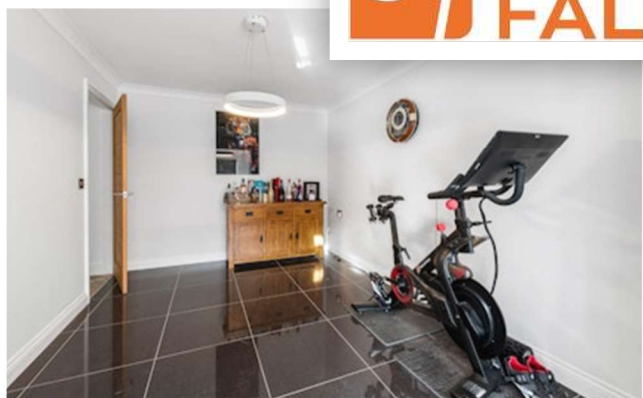
This impressive property is ready to move straight into and offers a perfect blend of space, style and convenience in one of the area's most popular villages.

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ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator, Karndean flooring and staircase rising to first floor with pull-out storage under.

LOUNGE

5.21m x 3.61m (17'1" x 11'10")

Having bay window to front elevation, coved ceiling, radiator and media wall with inset fire and shelving to both sides.

OPEN PLAN KITCHEN/LIVING AREA

6.63m x 6.48m (21'10" x 21'4")

(max L-shaped) Forming areas comprising:

KITCHEN

Having tiled floor and inset ceiling spotlights. Fitted with a range of base & wall units with quartz work surfaces incorporating integrated appliances including a dishwasher, fridge/freezer, induction hob with extractor over, electric oven and combination microwave. Opening to the:

LIVING AREA

Having bi-fold doors to rear elevation, windows to side & rear elevations, three rooflights, radiator and continuation of tiled floor. Opening to the:

DINING ROOM

3.79m x 2.86m (12'5" x 9'5")

Having coved ceiling and continuation of tiled floor.

UTILITY

3.55m x 1.57m (11'7" x 5'2")

Having part glazed door to rear elevation, tiled floor, work surface with inset 1 1/4 bowl sink & drainer, cupboards under, cupboards & shelving over, larger style units and integrated freezer.

CLOAKROOM

Having window to side elevation, coved ceiling, heated towel rail, tiled floor, vanity hand basin and WC with concealed cistern.

FIRST FLOOR LANDING

Having coved ceiling, access to roof space and airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

4.98m x 3.64m (16'4" x 11'11")

(max) Having window to front elevation, coved ceiling and radiator.

EN-SUITE

Having window to side elevation, heated towel rail, extractor, tiled walls, tiled floor, walk-in shower enclosure with mixer shower fitting, wall-hung hand basin with drawer under and close coupled WC.

BEDROOM TWO

3.95m x 2.76m (13'0" x 9'1")

Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

2.85m x 2.71m (9'5" x 8'11")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM FOUR

3.77m x 2.73m (12'5" x 9'0")

(max) Having window to rear elevation, coved ceiling and radiator.

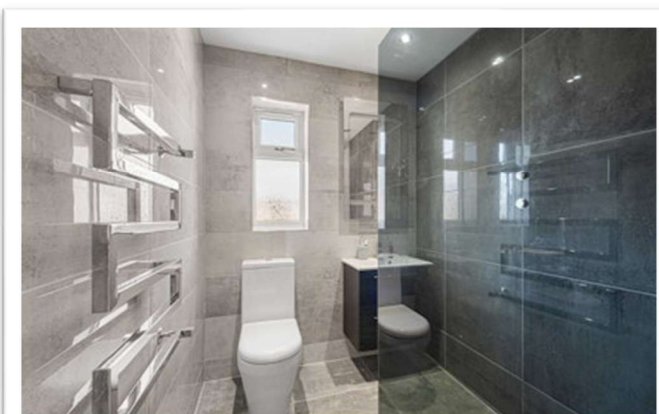
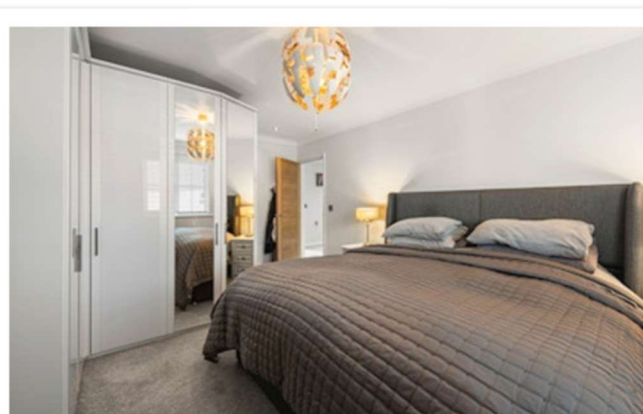
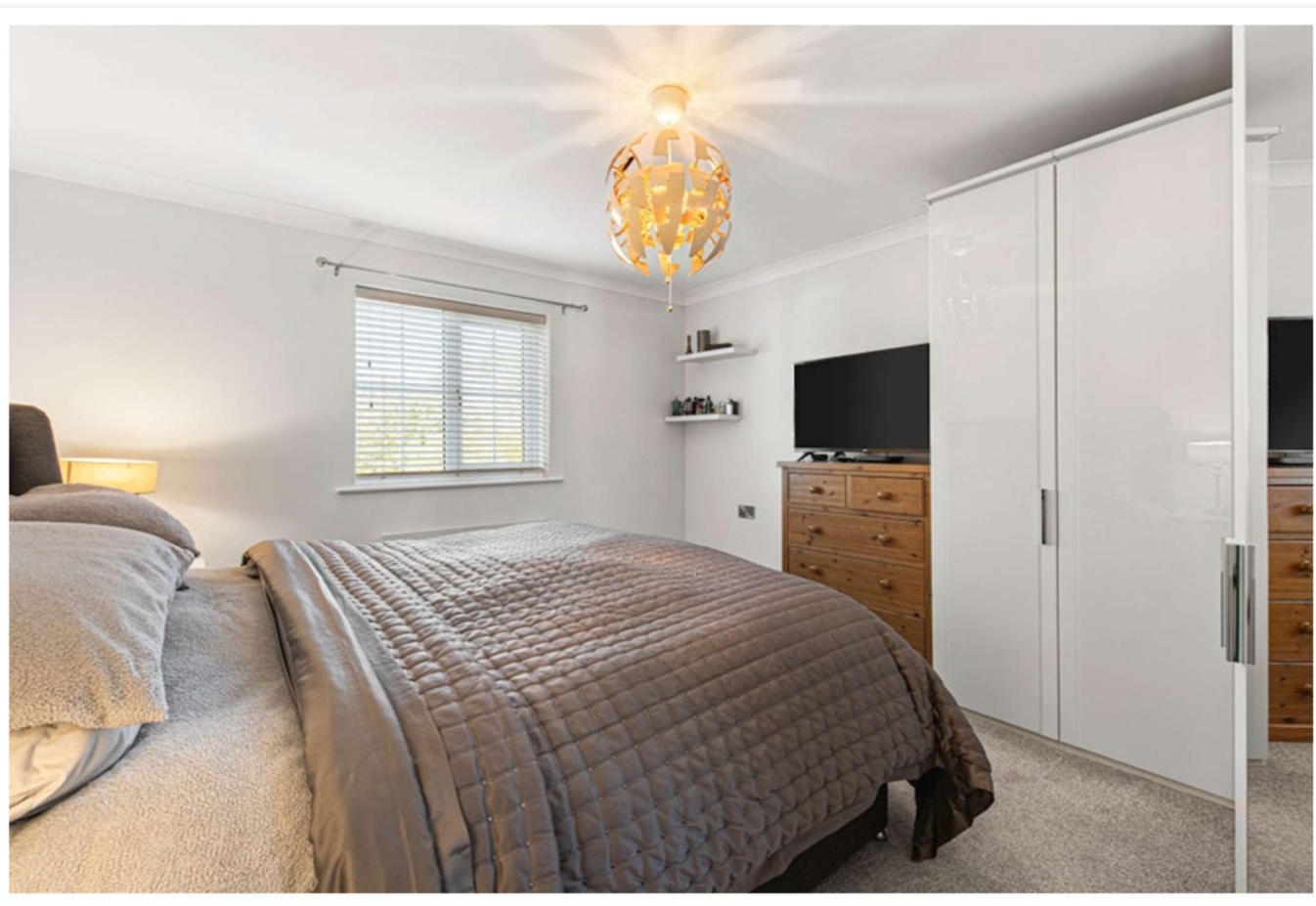
BEDROOM FIVE/STUDY

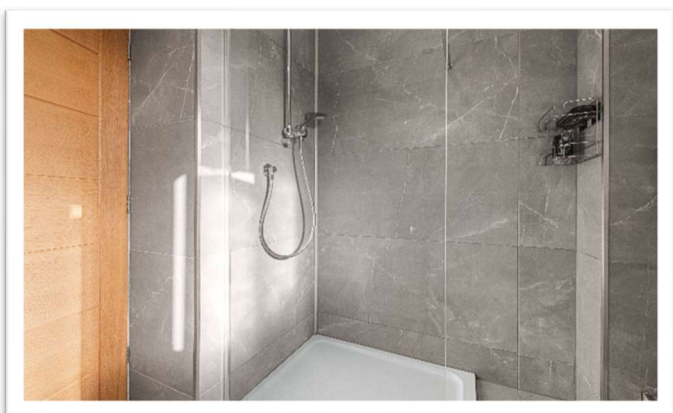
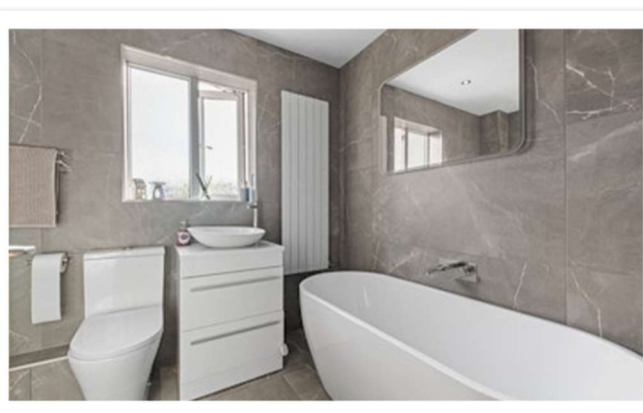
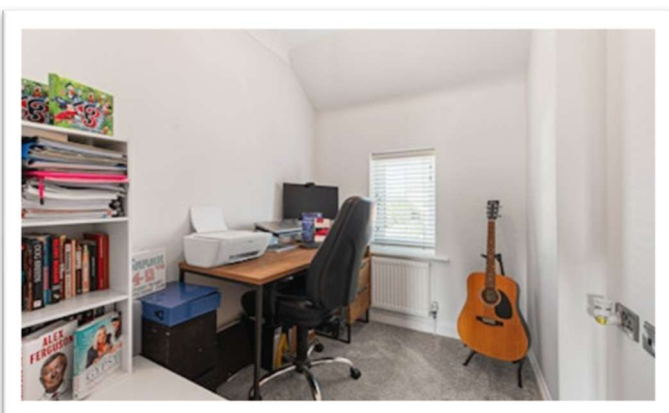
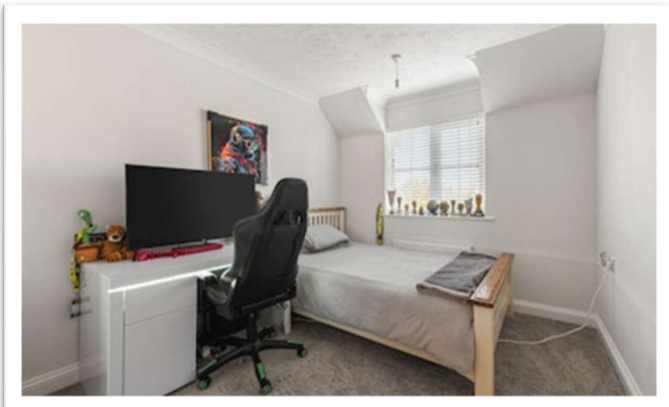
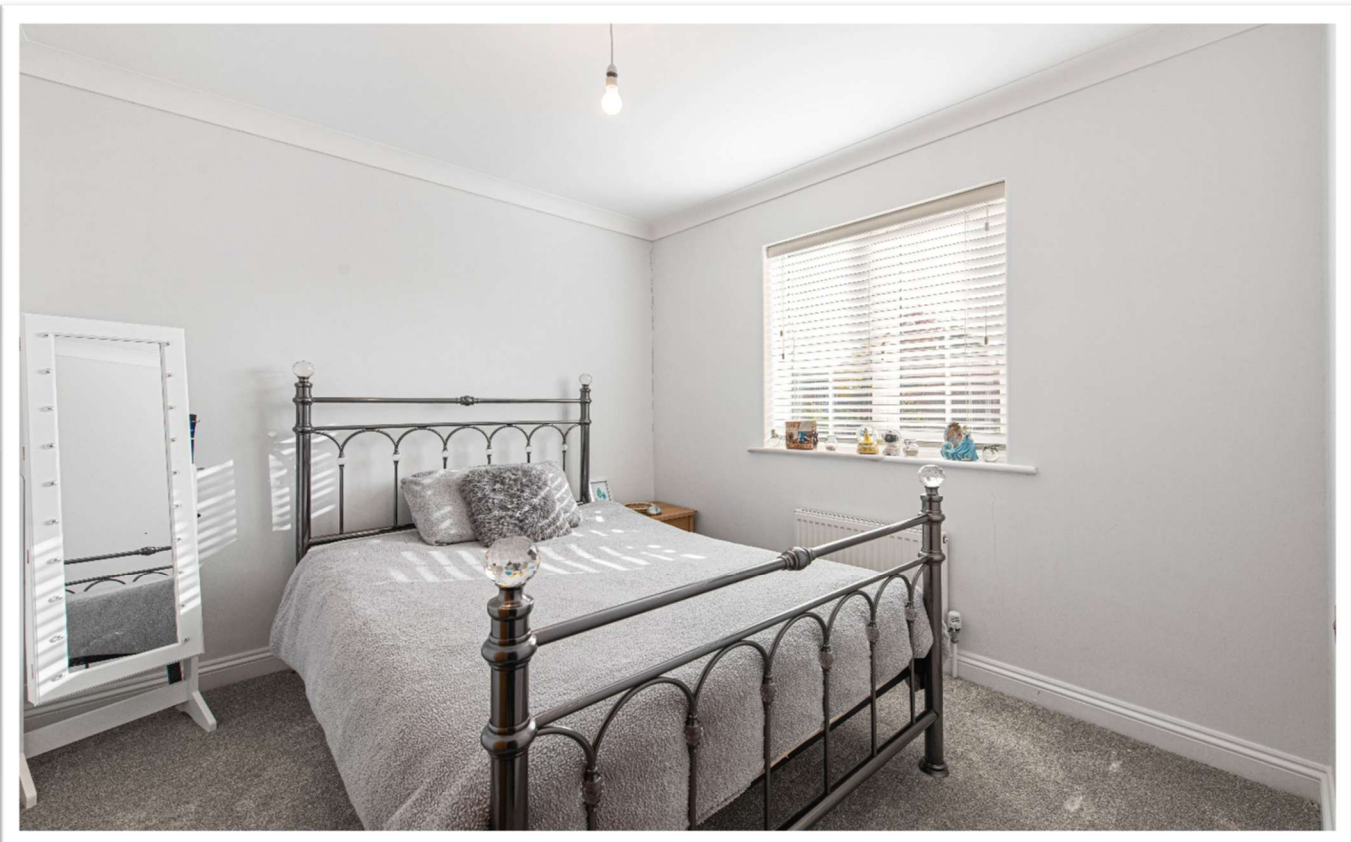
2.46m x 1.99m (8'1" x 6'6")

Having window to front elevation, coved ceiling and radiator.

BATHROOM

Having window to rear elevation, radiator, tiled walls, tiled floor, extractor, freestanding bath, walk-in shower enclosure with mixer shower fitting, close coupled WC and counter basin with mixer tap on unit with drawers under.





EXTERIOR

To the front of the property there is a gravelled area providing off-road parking leading to the:

GARAGE

Having up-and-over door, light, power and gas fired boiler providing for both domestic hot water & heating.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.

REAR GARDEN

Being enclosed and landscaped for ease of maintenance. Having artificial grass, porcelain paved patio and further covered porcelain paved area.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

LIFETIME LEGAL

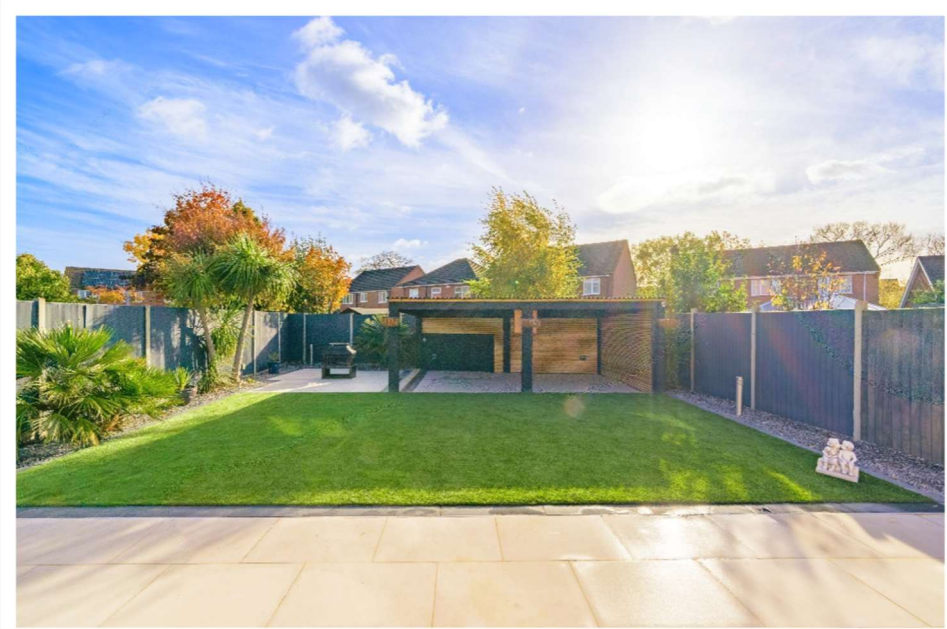
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AGENT'S NOTES

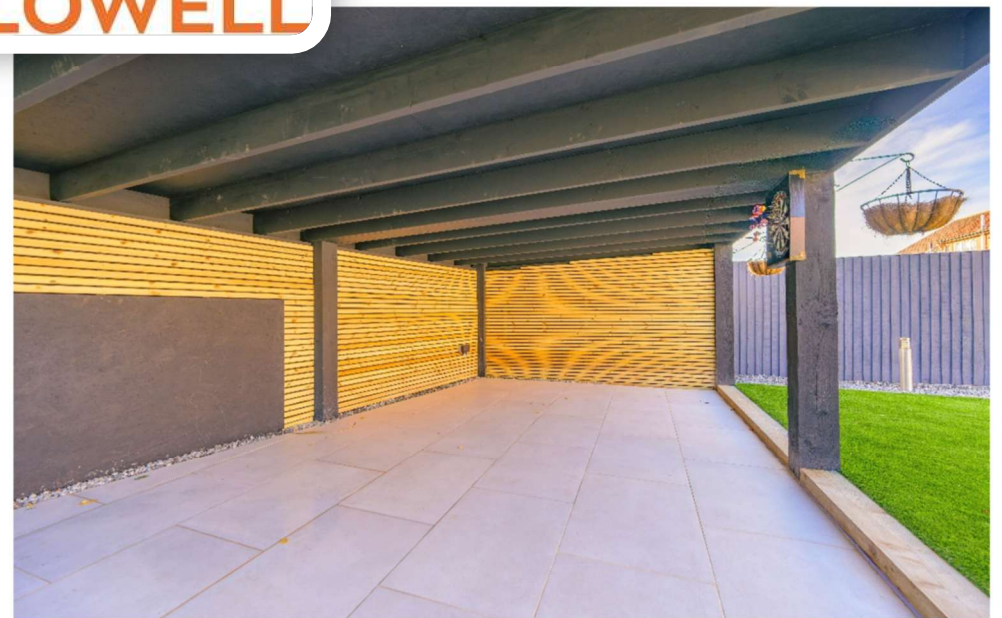
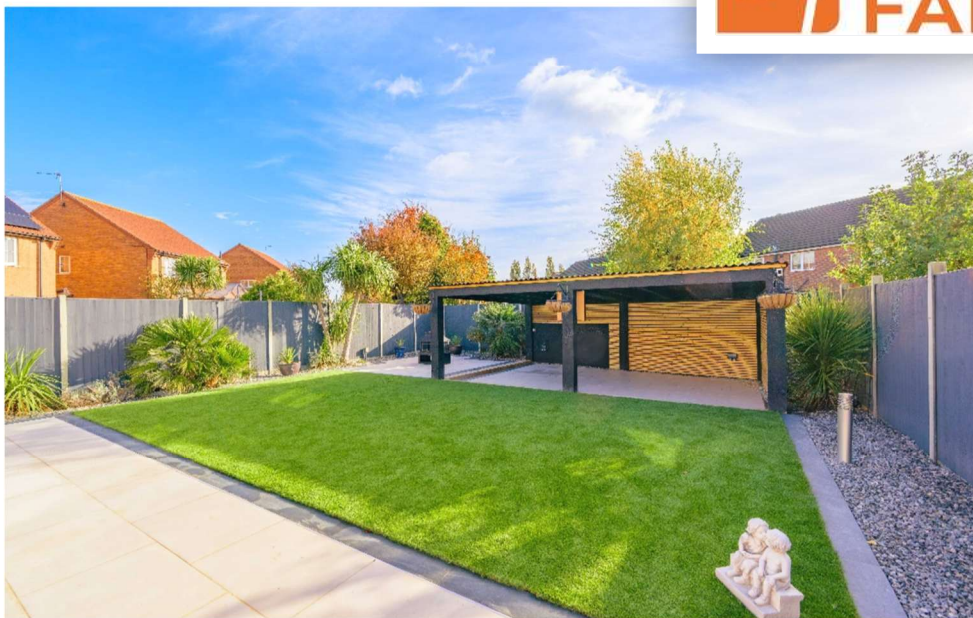
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Floorplan



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