



Holmefield Bicker Bar, Bicker Boston PE20 3AL

welcome to

Holmefield Bicker Bar, Bicker Boston

The property comprises of spacious entrance hall, lounge, dining room, breakfast room, garden room, bespoke kitchen, utility room, four great sized bedrooms, family bathroom, extensive plot with beautifully maintained gardens, parking for ample cars and a detached double garage.



Entrance Hall

Access via double glazed front door, stairs leading to 1st floor and doors to majority of ground floor rooms.

Lounge

16' 6" x 12' (5.03m x 3.66m)

Large double glazed bay window to front, feature fireplace with a gas fire within, television point and double glazed window to side.

Dining Room

12' x 12' (3.66m x 3.66m)

Double glazed window to front, radiator to wall and feature fireplace.

Breakfast Room

12' x 8' 9" (3.66m x 2.67m)

Double glazed window to side. The breakfast room flows through to the garden room.

Garden Room

12' 7" x 8' (3.84m x 2.44m)

A truly beautiful room overlooking the picturesque rear garden. Full length double glazed windows to multiple aspects with doors leading to rear garden.

Utility Room

Double glazed window to rear and tiled walls.

Kitchen

11' 9" x 8' 8" (3.58m x 2.64m)

Fully bespoke kitchen with double glazed window to side, double glazed window to rear, range of floor and wall base cupboards, wash handbasin, range master cooker, tiled flooring tile splashback's and extractor fan.

Landing

Stairs from ground floor entrance hall, built-in storage cupboard and attic access.

Bedroom One

14' 10" max x 11' 9" max (4.52m max x 3.58m max)

Large double glazed bay window to front, warm air

heater under fitted wardrobes. Bedroom one also has the opportunity to have an ensuite as there is a storage cupboard directly next door. The wall that separates the two rooms is only a stud wall so modifying the configuration would be extremely easy.

Bedroom Two

13' 5" x 12' (4.09m x 3.66m)

Double glazed window to front, radiator to wall and feature fireplace.

Bedroom Three

9' 6" x 9' (2.90m x 2.74m)

Double glazed window to rear, fitted wardrobes and radiator to wall.

Bedroom Four

9' 3" x 8' 9" (2.82m x 2.67m)

Double glazed window to rear and radiator to wall.

Bathroom

Bespoke bathroom recently refitted with double glazed window to rear, WC, wash handbasin, shower cubicle with wall mounted shower, heated towel rail, extractor fan and tiled walls.

Exterior

The property benefits from a generous size plot. It comprises of a beautifully maintained garden surrounding the property with borders nicely situated throughout the garden housing mature shrubs and flowers. The front garden houses a number of box hedging making it very pleasing to the eye. To the rear of the property there is a patio area ideal for outdoor dining in the summer months. At the very bottom of the garden is an orchard with a selection of 20 fruit trees. There is also a main lawn area with a walk way leading to the very bottom of the garden. The property offers off road parking via driveway as well as a detached double garage. Viewing is advised to appreciate the full extent of the garden.



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welcome to

Holmefield Bicker Bar, Bicker Boston

- UNIQUE FOUR BEDROOM DETACHED PROPERTY
- LARGE PLOT WITH WELL MAINTAINED GARDENS SURROUNDING THE PROPERTY
- FOUR RECEPTION ROOMS
- FAMILY HOME
- AMPLE OFF ROAD PARKING AS WELL AS A DETACHED DOUBLE GARAGE

Tenure: Freehold EPC Rating: C

offers in the region of

£375,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
BWB114058 - 0006

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