



Beechcroft Wainfleet Road, Freiston Boston PE22 0PG

welcome to

Beechcroft Wainfleet Road, Freiston Boston

Set back from the road, Beechcroft offers spacious living with a master suite, guest en-suite, 2 double bedrooms, office, 3 receptions, wood-burning stove, fitted kitchen, pantry, utility, double garage, ample parking, and gardens with stunning field views.

Porch

Twin uPVC doors open into a welcoming porch with a tiled floor and leaded, obscured side windows. A further leaded-effect door leads into the:

Entrance Hall

With stairs rising to the first floor, engineered wood flooring, and access to the dining room.

Dining Room

14' 1" x 12' 1" (4.29m x 3.68m)

Featuring a continuation of the engineered wood flooring, a door to a walk-in cloaks cupboard (with uPVC side window, shelving, and coat hooks), and doors to the kitchen, garden room, and garage. Open access flows into:

Lounge

11' 1" (into bay) x 10' 1" (3.38m (into bay) x 3.07m)

A bright reception room with a uPVC bay window overlooking the front garden and driveway. An inset woodburning stove with sleeper-style mantle and tiled hearth provides a cosy focal point, complemented by two wall lights and a radiator.

Kitchen

16' 1" x 7' 11" (4.90m x 2.41m)

A light and stylish Murdoch Troon "Country Kitchen" featuring a range of quality cupboard and drawer units, polished butchers-block style wooden worktops, and an inset double-bowl sink with traditional bridge mixer tap. Includes a five-ring gas range with sleeper-style mantle, extractor canopy, and mosaic-tiled splashback, space for a tall fridge/freezer, and an integral waste bin. Two side windows overlook the garden and conservatory. A walk-in pantry with obscured side window, tiled flooring, cupboard, and shelving completes the space.

Garden Room

9' 11" x 9' 2" (3.02m x 2.79m)

The garden room enjoys considerable privacy and overlooks the garden and neighbouring fields, with double radiator and uPVC French doors.

Utility

8' 1" x 6' 8" (2.46m x 2.03m)

uPVC window and uPVC door to the side aspect. The utility has cupboard to base level with work surfaces over and an inset stainless steel sink/drain. Spaces for washing machine and tumble dryer and there is tiling where appropriate. The utility also leads to a:

Cloakroom/Wc

With low-profile WC, wash basin with splashback tiling, radiator, extractor fan, and tiled floor.

Landing

uPVC double-glazed side window, loft access, power point, and doors to:

Master Bedroom

11' 1" x 11' 1" (3.38m x 3.38m)

A spacious rear-facing double enjoying lovely views over the garden and fields. Door to:

"Walk-in Wardrobe with radiator, lighting, and hanging space.

"En-suite Bathroom - 2.99m x 1.83m with a four-piece suite comprising double-ended bath with central mixer tap, tiled shower enclosure with rain head, low-profile WC, and wash basin with mixer tap. Heated towel rail, radiator, and modern tiling.

Bedroom Two

10' 11" x 8' 1" (3.33m x 2.46m)

Another generous double with views over the front garden and fields, and door to:

"En-suite Shower Room with rain head shower, close-coupled WC, pedestal wash basin with mixer tap, wall tiling, and radiator.

Bedroom Three

11' x 11' 9" (3.35m x 3.58m)

Overlooking the rear garden and fields, with radiator and power points.

Bedroom Four

9' x 11' 5" (2.74m x 3.48m)

Front-facing double bedroom with a range of fitted wardrobes and sliding mirror doors.

Nursery/Office

5' 8" x 7' (1.73m x 2.13m)

With rear window and boiler cupboard housing the gas-fired central heating boiler.

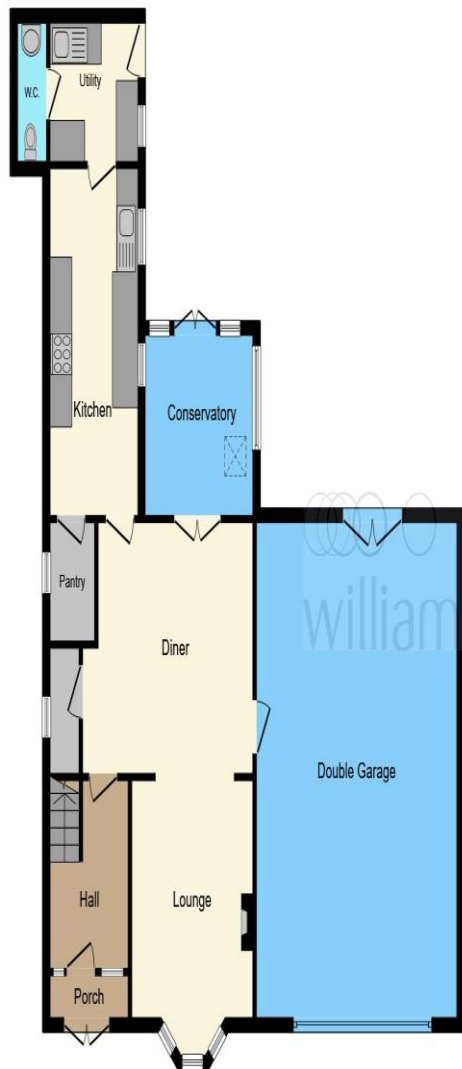
Bathroom

Fitted with a modern white suite comprising double-ended bath with central mixer tap, low-profile WC, and wash basin with mixer tap. Wall tiling, corner cupboard, extractor fan, and heated towel rail.

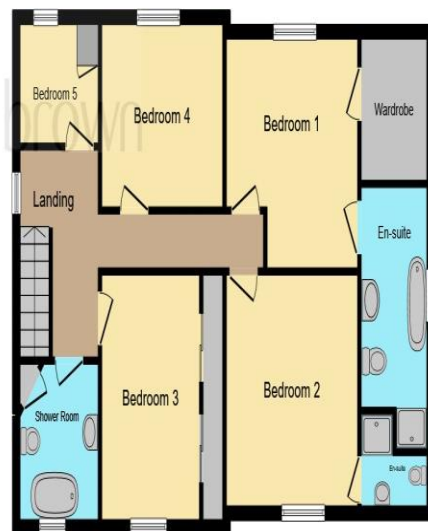
Double Garage

18' x 22' (5.49m x 6.71m)

With electrically operated roller door, power, lighting, rear double doors to the garden, and internal access to the house.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Beechcroft Wainfleet Road,
Freiston Boston

- FOUR DOUBLE BEDROOMS INCLUDING A WALK IN WARDROBE AND TWO ENSUITES
- DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- LARGE DOUBLE GARAGE
- FIELD VIEWS TO THE REAR

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£375,000



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Property Ref:
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