



## WHISPERING WILLOWS WILLOWS LANE BOSTON, PE22 0TG

**£230,000**  
**FREEHOLD**

Welcome to this charming detached bungalow located on Willows Lane in the picturesque village of Sibsey, Boston. This delightful property boasts a cosy reception room, two comfortable bedrooms, and a well-appointed bathroom, making it the perfect retreat for those seeking a peaceful countryside lifestyle.

One of the standout features of this property is the at-home bar, where you can entertain guests or simply unwind after a long day. Imagine enjoying a refreshing drink in the comfort of your own home while taking in the serene open field views that surround the property.

The bungalow also offers ample space for outdoor activities with its large garden, ideal for gardening enthusiasts or those who simply enjoy spending time outdoors. With parking available for up to three vehicles and additional ample off-road parking, you'll never have to worry about finding space for your cars or guests' vehicles.



# WHISPERING WILLOWS WILLOWS LANE

- DETACHED BUNGALOW • OPEN FIELD VIEWS • AMPLE OFF ROAD PARKING • AT HOME BAR • WORKSHOP AREA • ENCLOSED REAR GARDEN • IMMACULATEDLY PRESENTED • NON STANDARD CONSTRUCTION • CALL TODAY



## Summary

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For those who enjoy DIY projects or need space for hobbies, the workshop provides the perfect area to let your creativity flow. Whether you're a budding craftsman or simply in need of extra storage space, this workshop is sure to meet your needs.

Don't miss out on the opportunity to own this lovely bungalow with its unique features and tranquil surroundings. Contact us today to arrange a viewing and start envisioning your new life in this wonderful property on Willows Lane.

## Conservatory

Constructed with a uPVC double-glazed frame on brick walls, with a polycarbonate roof.

Features wood-effect flooring and a door leading to the:

## Kitchen

Includes windows on both side elevations and wood-effect flooring. Equipped with a range of base and wall units, work surfaces, and tiled splashbacks, comprising: 1 1/4 bowl undercounter sink with a mixer tap set into the work surface, cupboards, and space with plumbing for an automatic washing machine beneath. A return work surface contains an inset electric hob with cupboards and drawers underneath, a stainless steel cooker hood above, and a tall unit to the side that houses an integrated electric double oven with cupboards above and below. There is also an additional work surface with cupboards and drawers below, cupboards above, and space for an upright fridge/freezer to the side.

## Lounge/Diner

Features two windows to the side elevation, sliding doors to the rear and garden, a coved ceiling, and an electric heater.

## Hallway

Contains a part-glazed door leading to the rear and garden.

## Separate WC

Includes a window to the rear elevation, a coved ceiling, tiled walls, a tiled floor, and a close-coupled WC.

## Shower Room

Includes inset ceiling spotlights, tiled walls, wood-effect flooring, an extractor fan, and a built-in airing cupboard housing the hot water cylinder. Fitted with a suite that includes a walk-in shower enclosure with a mixer shower and a hand basin set into a vanity unit with a cupboard underneath.

## Bedroom 1

Features a window to the rear elevation, a coved ceiling, an electric heater, and a ceiling fan/light fitting.

## Bedroom 2

Contains a window to the front elevation, a coved ceiling, and two built-in wardrobes with sliding doors.

## Workshop

Door to:

## Home Bar

Equipped with sliding patio doors, inset ceiling spotlights, and a bar area.

## Exterior

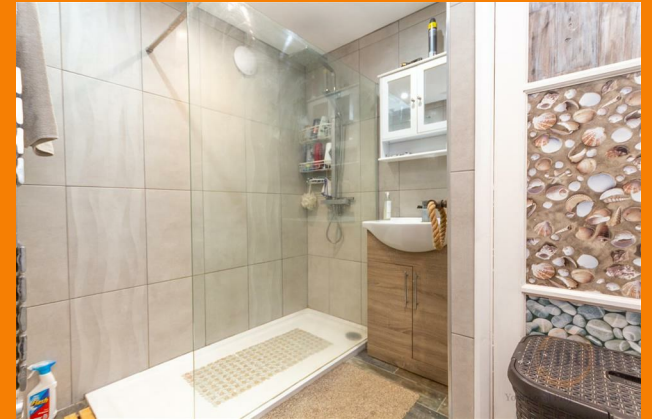
At the front of the property, there is a large gravelled area providing plenty of off-road parking, along with gated access to the: The garden is enclosed and includes a spacious paved patio with a raised planter, a shaped lawn, a greenhouse, and a garden store.

## Services

The property is connected to mains electricity and water, with drainage to a septic tank. Heating is provided by electric heaters, and the property is double glazed. The current council tax is band A.



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Your Local Property Experts



# WHISPERING WILLOWS

## ADDITIONAL INFORMATION

**Local Authority** – Boston Borough

**Council Tax** – Band A

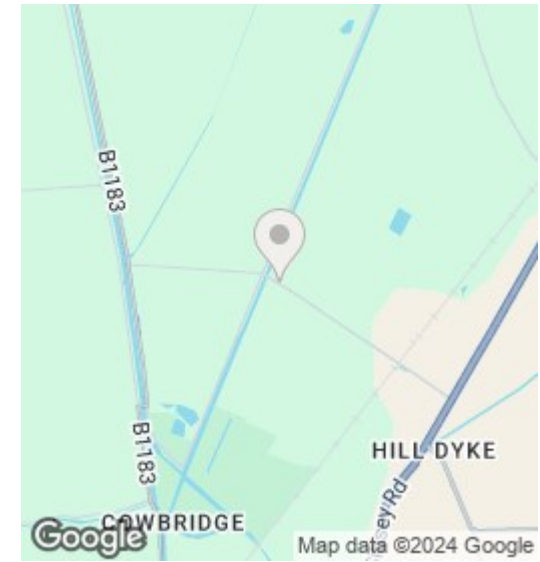
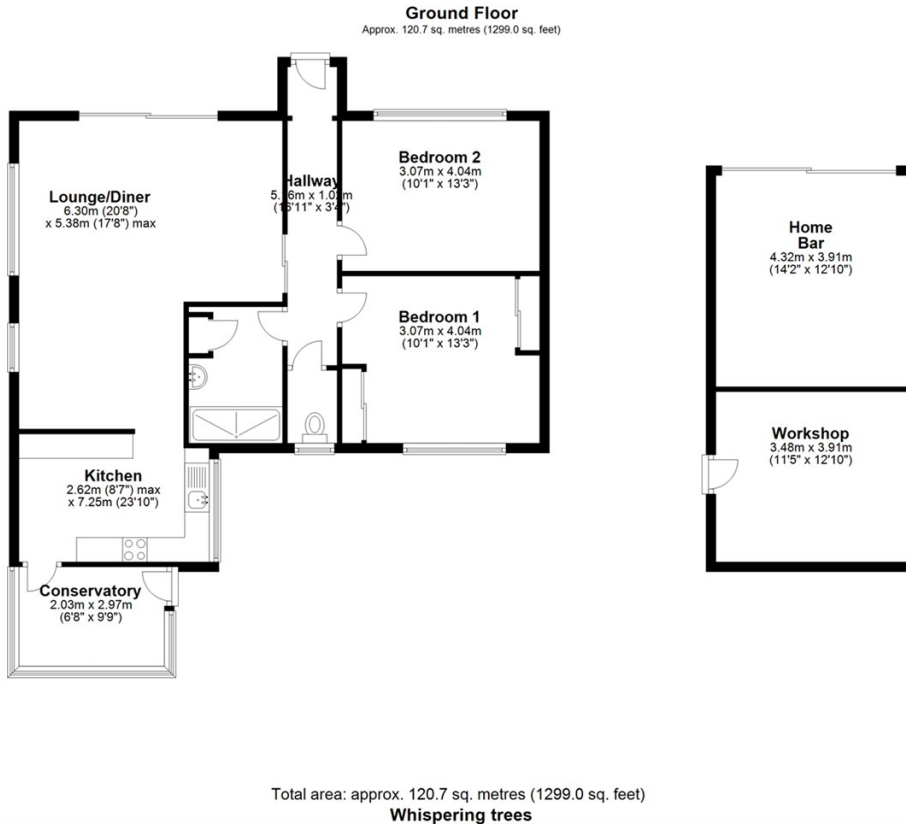
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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