



Guide Price £599,950

Gloucester House, Main Street, Mareham-Le-Fen, Boston, Lincolnshire, PE22 7RL



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A stunning detached house in a village location and on a good sized plot. The original part of the property dates back to around 1890 and is of traditional double fronted design, however the property has been extended to the rear to provide additional accommodation but in a more contemporary design. The property has over 2,900 square feet of well presented accommodation which comprises of a large entrance hall, lounge, dining room, boot room with side entrance and cloakroom off, utility room, study and 28' open plan living/dining/kitchen to ground floor. Master bedroom with en-suite, further bedroom with en-suite, three further bedrooms and four piece family bathroom to first floor. Outside the property has a lawned front garden, a large driveway providing off-road parking and an enclosed rear garden.



WELCOME TO GLOUCESTER HOUSE

Part glazed front entrance door through to the:

ENTRANCE HALL

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator, picture rail, luxury vinyl flooring, smoke alarm, staircase rising to first floor landing and understairs storage cupboard.

LOUNGE

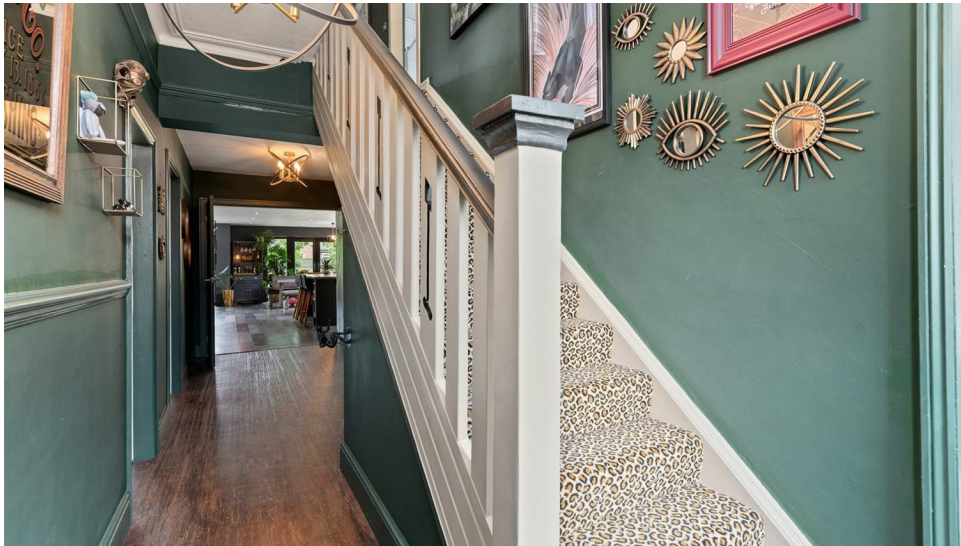
16'6" x 14'11" (5.03m x 4.55m)

Having sealed unit double glazed uPVC bay window to front elevation, further sealed unit double glazed uPVC window to side elevation, coved ceiling with moulded ceiling rose, radiator, picture rail, storage built into alcoves and fireplace with tiled hearth, inset multi-fuel burner and cast iron surround.

DINING ROOM

16'6" x 14'0" (5.03m x 4.27m)

Having sealed unit double glazed uPVC bay window to front elevation, further sealed unit double glazed uPVC window to side elevation, coved ceiling, radiator, picture rail, storage built into alcoves and ornamental fireplace with tiled back & wooden surround.



BOOT ROOM

9'11" x 8'3" (3.02m x 2.51m)

Having radiator and luxury vinyl flooring.

SIDE ENTRANCE

Having part glazed uPVC door to side elevation and radiator.

CLOAKROOM

Having sealed unit double glazed uPVC window to rear elevation, radiator, half tiled walls, hand basin inset to vanity unit with cupboards & drawer under and WC with concealed cistern.

UTILITY ROOM

14'1" (max) x 9'4" (4.29m (max) x 2.84m)

Having sealed unit double glazed uPVC window to rear elevation, luxury vinyl flooring, oil fired boiler providing for both domestic hot water & heating. Granite work surface with cupboard, space for tumble dryer under, cupboards built around space for american fridge freezer. Further work surface with inset 1 1/4 bowl stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine under. Further area with full height cupboards.

STUDY

13'2" x 8'1" (4.01m x 2.46m)

Having three sealed unit double glazed uPVC windows to side elevation, inset ceiling spotlights and underfloor heating.



OPEN PLAN LIVING/DINING/KITCHEN

28'5" x 24'6" (max) (8.66m x 7.47m (max))

Having sealed unit double glazed uPVC window to side elevation, sealed unit double glazed uPVC french doors with side screens to rear elevation, further sealed unit double glazed uPVC door with side screen to rear elevation, bi-fold doors to side, inset ceiling spotlights and luxury vinyl flooring with underfloor heating. Granite work surface with a range of drawers & cupboards and incorporating two electric ovens, two warming drawers, integrated dishwasher and integrated fridge. Island unit with part quartz and part granite work surface, drawers & shelving under, breakfast bar to one side.

 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to front elevation, two radiators, picture rail and access to roof space.

MASTER BEDROOM

18'5" x 12'6" (5.61m x 3.81m)

(entrance & wardrobes in addition) Having sealed unit double glazed uPVC window to side elevation, sealed unit double glazed uPVC french doors with side screens to juliette balcony to rear, vaulted ceiling with inset ceiling spotlights, two radiators, smoke alarm, telephone connection point and fitted wardrobes to one wall.



EN-SUITE

Having sealed unit double glazed uPVC window to side elevation, vaulted ceiling and extractor. Fitted with a suite comprising: walk-in shower with overhead & hand held shower fitting, freestanding bath with hand held shower attachment, close coupled WC and hand basin inset to vanity unit with drawers under.

BEDROOM TWO

19'1" x 9'7" (5.82m x 2.92m)

(entrance in addition) Having sealed unit double glazed uPVC door with side screen to juliette balcony to rear, vaulted ceiling with inset ceiling spotlights, two radiators, television aerial connection point and walk-in wardrobe with fitted shelving and drawers.



FURTHER EN-SUITE

Having sealed unit double glazed uPVC window to side elevation, extractor, walk-in shower with overhead & hand held shower fitting, close coupled WC and counter basin on vanity unit with quartz surface & drawers under.



BEDROOM THREE

14'0" x 12'0" (4.27m x 3.66m)

(wardrobes in addition) Having sealed unit double glazed uPVC window to front elevation, radiator, television aerial connection point and fitted wardrobe.

BEDROOM FOUR

13'11" x 13'0" (4.24m x 3.96m)

(wardrobes in addition) Having sealed unit double glazed uPVC window to front elevation, radiator, picture rail and fitted wardrobes.

BEDROOM FIVE

9'11" x 8'4" (3.02m x 2.54m)

Having sealed unit double glazed uPVC window to side elevation and radiator.

FAMILY BATHROOM

Having sealed unit double glazed uPVC window to side elevation, tiled walls, tiled floor and extractor. Fitted with a suite comprising: freestanding bath, walk-in shower enclosure with overhead & hand held shower fitting, close coupled WC and hand basin inset to vanity unit with drawers under.



EXTERIOR

To the front of the property there is a shaped lawn, raised borders and a paved footpath. A large gravelled driveway provides off-road parking.

REAR GARDEN

Being enclosed with side access. Having large lawn with borders, mature trees, large wrap around decked area, raised planters, various fruit trees, paved patio, steel shed, oil storage tank, outdoor sun room (unfinished), exterior power points and outside tap.

THE PLOT

The property occupies a plot of approximately 0.33 acre, 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, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

AGENT'S NOTES

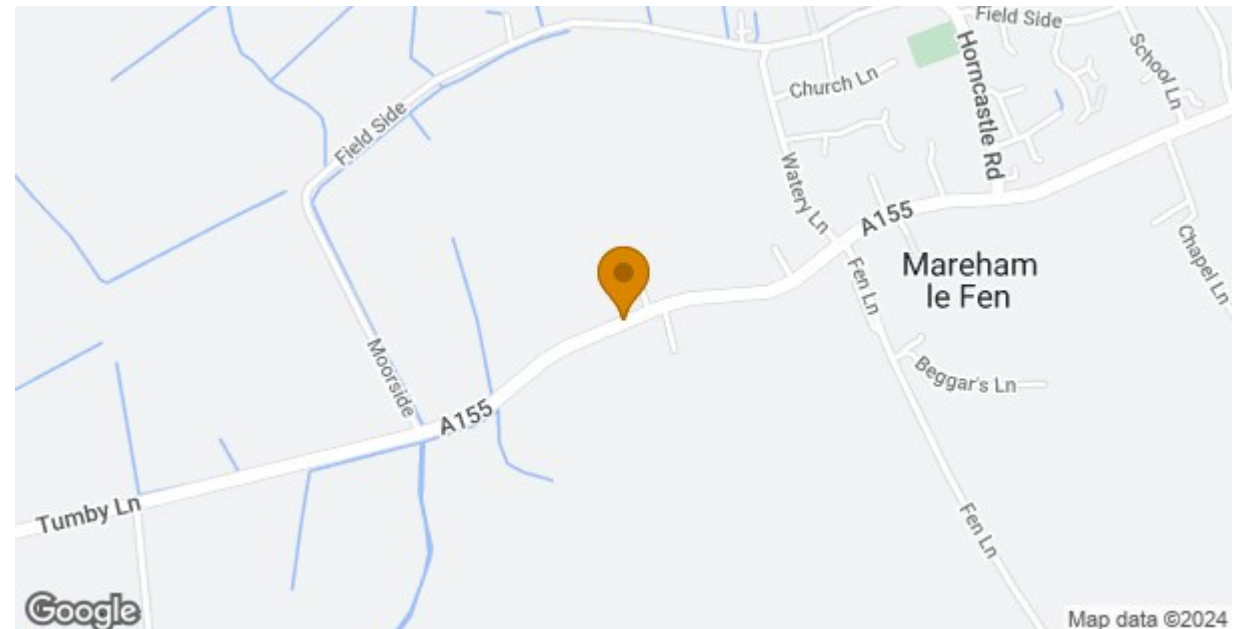
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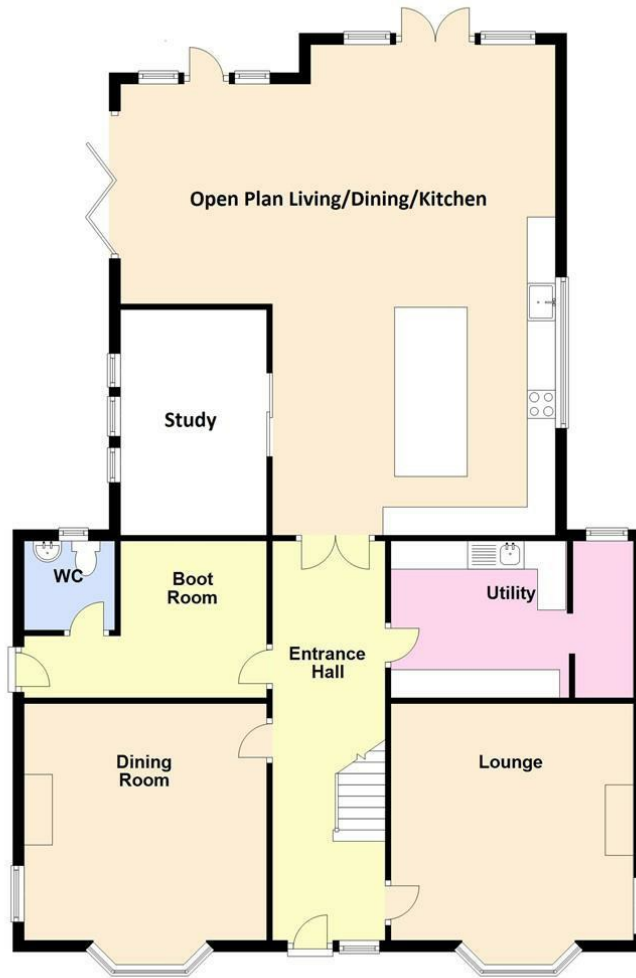
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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01507 499488.



Ground Floor
Approx. 143.4 sq. metres (1543.2 sq. feet)



First Floor
Approx. 133.3 sq. metres (1434.9 sq. feet)



Total area: approx. 276.7 sq. metres (2978.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	74
England & Wales	EU Directive 2002/91/EC	