



BEST

ESTATE AGENT GUIDE
2023 : EXCEPTIONAL

SALES



**Gold Trusted
Service Award**

2023

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Goldcrest

Main Road, Wood Enderby, Boston, Lincolnshire. PE22 7PQ



Goldcrest, Main Road, Wood Enderby, Boston



Goldcrest is an excellently maintained three/four bedroom bungalow providing significant living spaces extending to 1198 sq ft. Set in the charming village of Wood Enderby, with lovely walks in the surrounding countryside, Goldcrest is 1½ miles from the well serviced village of Mareham Le Fen, whilst the larger market town of Horncastle and its full range of services and amenities, including schools, doctors surgery and supermarkets, is approximately 4 miles away.

The property boasts an air source heat pump system and underfloor heating throughout, with secondary oil fired boiler installed. Double glazed throughout, a C grade EPC informs potential purchasers of the excellent energy efficiency on hand.

ACCOMMODATION

Covered porch (with light) leading to:

Entrance Lobby having uPVC obscure double glazed door with matching side panel, carpeted in a heavy duty full width door matting, telephone point, ceiling spotlights and power points. Open archway to:

Hallway having built in airing cupboard, housing underfloor heating control mechanism, Daiken hot water tank, carpeted floor with underfloor heating (as with the rest of the property). Loft access hatch (loft is part boarded insulated and lit), inset ceiling spot lights and power points. Doors to further accommodation including:

Master Bedroom with uPVC double glazed bay window to front aspect; built in wardrobe storage space with foldaway double bed, matching drawers and further storage space in the hallway alcove, carpeted floor, ceiling spot lights and power points. Door to:





En suite Shower Room with uPVC obscure double glazed window to side aspect; panel bath with shower over, tiled surround, pedestal wash hand basin with tiled surround and low level WC. Tile effect flooring, ceiling spotlights, shaver socket and extractor fan.

Sitting Room having uPVC double glazed window to side aspect; carpeted floor, TV and telephone point, ceiling light and power points. uPVC double glazed sliding doors to rear, to:

Conservatory having uPVC double glazed windows to sides and rear on dwarf brick wall, French doors to rear, polycarbonate pitched ceiling with fan and light, tiled floor and power points.

Dining Room/Bedroom with uPVC double glazed window to rear aspect; carpeted floor, ceiling spotlights and power points.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, ceiling spotlights and power points.

Kitchen having uPVC double glazed window to side aspect; a good range of storage spaces to base and wall levels, Franke 1 1/2 bowl sink and drainer inset to solid granite worktop with integrated freezer and dishwasher, (at present there is also an additional freezer and fridge) Neff oven and grill plus four ring ceramic hob beneath extractor canopy. Tile effect flooring, ceiling spotlights and strip light and power points. Oil fired secondary boiler (in cupboard). Open doorway to:

Utility with uPVC obscure double glazed door to side and window to rear aspect; a good range to storage units to base and wall levels, Leisure sink and drainer inset to roll edge worktop, under counter space and connections for washing machine. Inset ceiling spotlights, tile effect flooring and power points and extractor fan (and fuse box).

Bedroom with uPVC double glazed bay window to front aspect; free standing mirrored wardrobe (included), carpeted floor, ceiling spotlights and power points.

Shower Room with uPVC obscure double glazed window to front aspect; corner shower cubicle with tiled surround and Manrose fan, wash hand basin inset to roll edge worktop with storage spaces, mirror storage over and shaver socket, low level WC, bidet, tile effect flooring, ceiling spotlights.





OUTSIDE

The property is approached via a driveway with turnaround, providing ample off road parking for multiple vehicles. The front garden is laid to lawn with paved pathway leading to the front door and around the property. Front lawn includes waste water treatment system. The driveway leads to the **Single Garage** with electric roller shutter door, uPVC double glazed window and patio door to side, light and power. Oil storage tank mounted behind the garage. Wood Shed around the side.

The rear garden, contained by personnel gates to ensure a pet and child friendly rear area, is laid to lawn with established plant beds throughout. The rear enjoys a view to the south-west over the neighbouring paddock. Paved areas down the side of the property and behind the garage offer useful storage spaces. The Daikin air source heat pump main unit mounted to rear of utility area.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: C

SERVICES: Mains electricity and water, Daiken Air Source heat pump with oil back up. Drainage to private system There is no mains gas supply to the property. The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

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