



Fen View

Pelhams Lands, Lincolnshire LN4 4QG

£225,000





Fen View

Pelhams Lands, Lincolnshire LN4 4QG

Lincoln – 24 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 8 miles

Coningsby – 7 miles

Distances are approximate

A deceptively spacious three bedroom detached cottage pleasantly situated to a most appealing rural setting providing far reaching views over open countryside, an ideal spot to enjoy the famous Lincolnshire sunsets. Internally the property is enhanced by its flexible living accommodation including dining kitchen, lounge and conservatory. Outside there is off street parking, lawned gardens and enclosed 'courtyard'. The shopping, social and educational facilities can be found within the nearby Georgian market town of Boston and the well serviced villages of Coningsby and Tattershall.



Accommodation

Entrance into the property is gained through a uPVC door into:

Dining Kitchen 16' 0" x 11' 2" (4.87m x 3.40m)

A dual aspect room including views over the garden. There is a range of fitted units comprising one and a half sink drainer inset to worksurface over base units including space and plumbing for dishwasher. There is space for a slot-in cooker, wall mounted cupboards above, tiled flooring and power points. There are doors to lounge, rear lobby and door to:



Utility Room

With garden aspect and having fitted worksurface over space and plumbing for washing machine. There is tiled flooring, power points and door to:

Shower Room

With a large shower cubicle, pedestal wash hand basin and a low-level WC. There is full height built-in airing cupboard and tiled flooring.

Lounge 17' 7" x 10' 6" (5.36m x 3.20m)

With feature fireplace, exposed ceiling timber, radiator and power points. There is an ornate staircase to the first floor and door to:

Dining Room 14' 8" narrowing to 11' 5" (3.48m x 8' 5" (4.47m x 2.56m)

With tiled flooring, radiator, power points and door to:

Conservatory 12' 5" x 6' 2" (3.78m x 1.88m)

With far reaching rural views and having tiled flooring, radiator, power points and uPVC door to paved 'Courtyard'.

Ground Floor Bedroom 14' 9" x 8' 9" (4.49m x 2.66m)

With tiled flooring, radiator and power points.

First Floor

Bedroom 2 15' 9" x 14' 0" (4.80m x 4.26m)

With pitched ceiling, exposed timbers, radiator and power points.

Bedroom 3 11' 2" x 9' 2" (3.40m x 2.79m)

An open room to the staircase with radiator and power points.

Outside

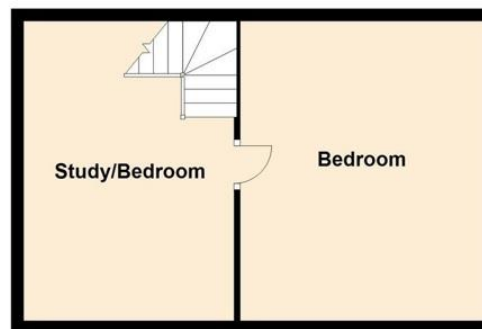
The property is approached over a driveway providing off street parking. The main garden is to the side, laid mostly to lawn with a variety of shrubs to borders. To the rear is an enclosed courtyard laid to paving with superb views over open countryside.



Ground Floor
Approx. 74.0 sq. metres (796.2 sq. feet)



First Floor
Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 104.3 sq. metres (1123.1 sq. feet)

Further Information

Mains electric, water. Oil fired central heating. Drains to a private system. UPVC double glazing.

Local Authority: Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR.

Tel No: 01205 314200

DISTRICT COUNCIL TAX BAND = A

EPC RATING = F

SERVICES: 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.

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



B135 Printed by Ravensworth 01670 713330