

NEWTON FALLOWELL

2 Millers Gate, Sibsey - PE22 0TP

£325,000

2 Millers Gate

Sibsey, Boston

A unique and particularly spacious detached house occupying a good-sized corner plot in a popular village location, offering over 1,600 square feet of well-presented and versatile accommodation arranged over three floors. The ground floor comprises an entrance hall, dining room with a separate lounge and garden room leading off, fitted breakfast kitchen with integrated appliances and a useful utility room. To the first floor is an impressive master bedroom with en-suite bathroom, two further double bedrooms and a family bathroom, whilst the second floor provides a fourth bedroom. Outside, the property enjoys established lawned gardens, complemented by a generous paved patio providing an excellent space for outdoor entertaining. A driveway provides off-road parking and leads to a garage. Further benefits include gas central heating and double glazing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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ACCOMMODATION
Part glazed stable style front entrance door through to the:

ENTRANCE HALL
Having window to front elevation, coved ceiling, radiator, wood effect Karndean flooring and staircase rising to first floor.

LOUNGE/DINER
26' 1" x 15' 7" (7.94m x 4.76m)
(max) Forming two areas comprising:

DINING AREA
Having window to front elevation, coved ceiling, radiator and french doors to garden room. Opening to the:

LOUNGE AREA
Having french doors with windows to either side to side elevation, coved ceiling and feature fireplace with marble back & hearth, inset wood burner effect fire and wooden surround.

SUN ROOM
13' 3" x 11' 9" (4.05m x 3.58m)
Of sealed unit double glazed uPVC frame construction with french doors to the rear garden and tiled floor.

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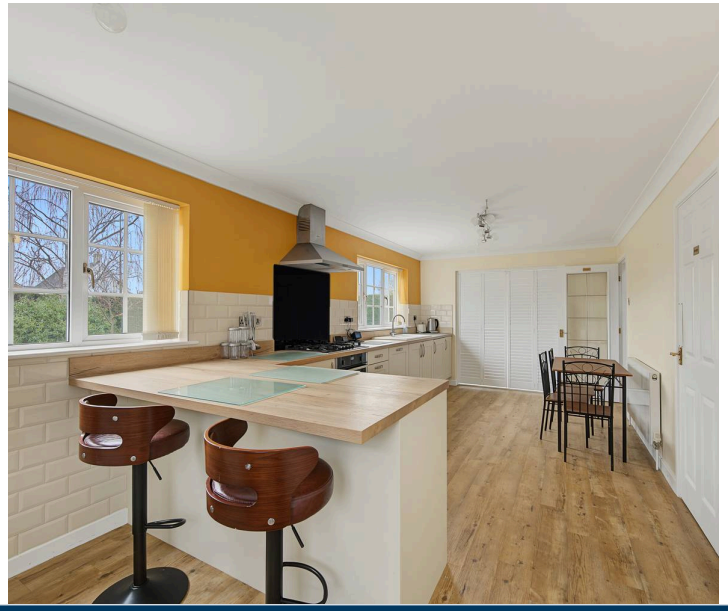






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BREAKFAST KITCHEN
23' 3" x 9' 11" (7.09m x 3.01m)
Having two windows to side elevation, french doors to front elevation with fitted shutters, part glazed stable style door to rear elevation, coved ceiling, two radiators, wood effect Karndean flooring and understairs storage cupboard. Fitted with a range of units with work surfaces, upstands & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap and gas hob inset to work surface, cupboards, drawers, integrated dishwasher and integrated electric oven under, stainless steel extractor over. Work surface return with cupboards under and breakfast bar to one side. Range of tall units incorporating integrated fridge, freezer & microwave.

UTILITY
Having window to rear elevation, radiator, Karndean flooring, space & plumbing for automatic washing machine.

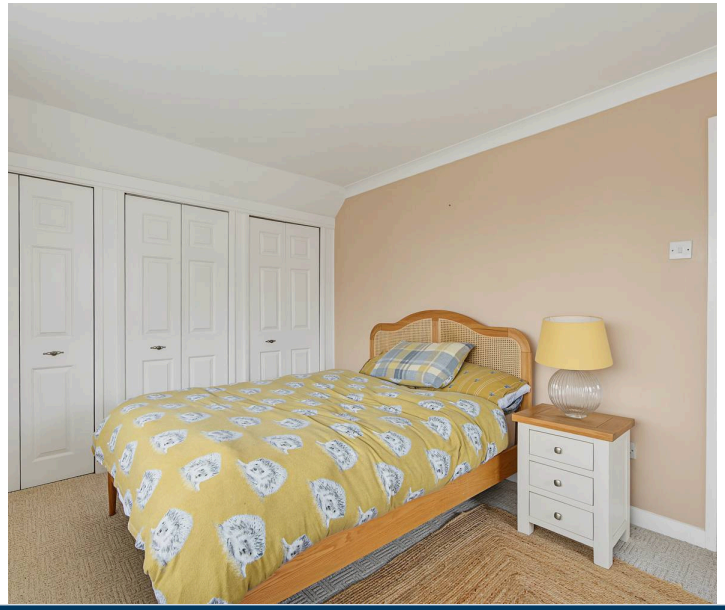
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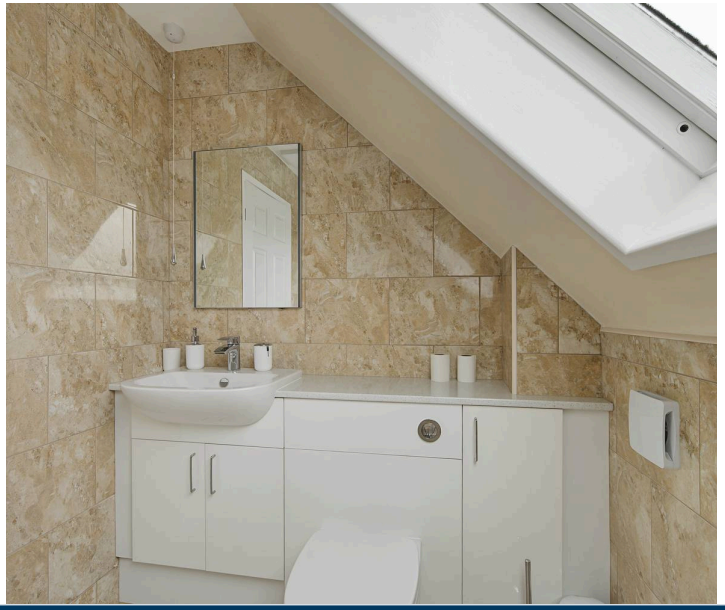
FIRST FLOOR LANDING
Having cabin stairs to second floor.

MASTER BEDROOM
13' 11" x 12' 2" (4.24m x 3.72m)
Having window to side elevation, coved ceiling, radiator and three built-in wardrobes.

EN-SUITE
Having roof window, heated towel rail, shaped bath with shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboards under.







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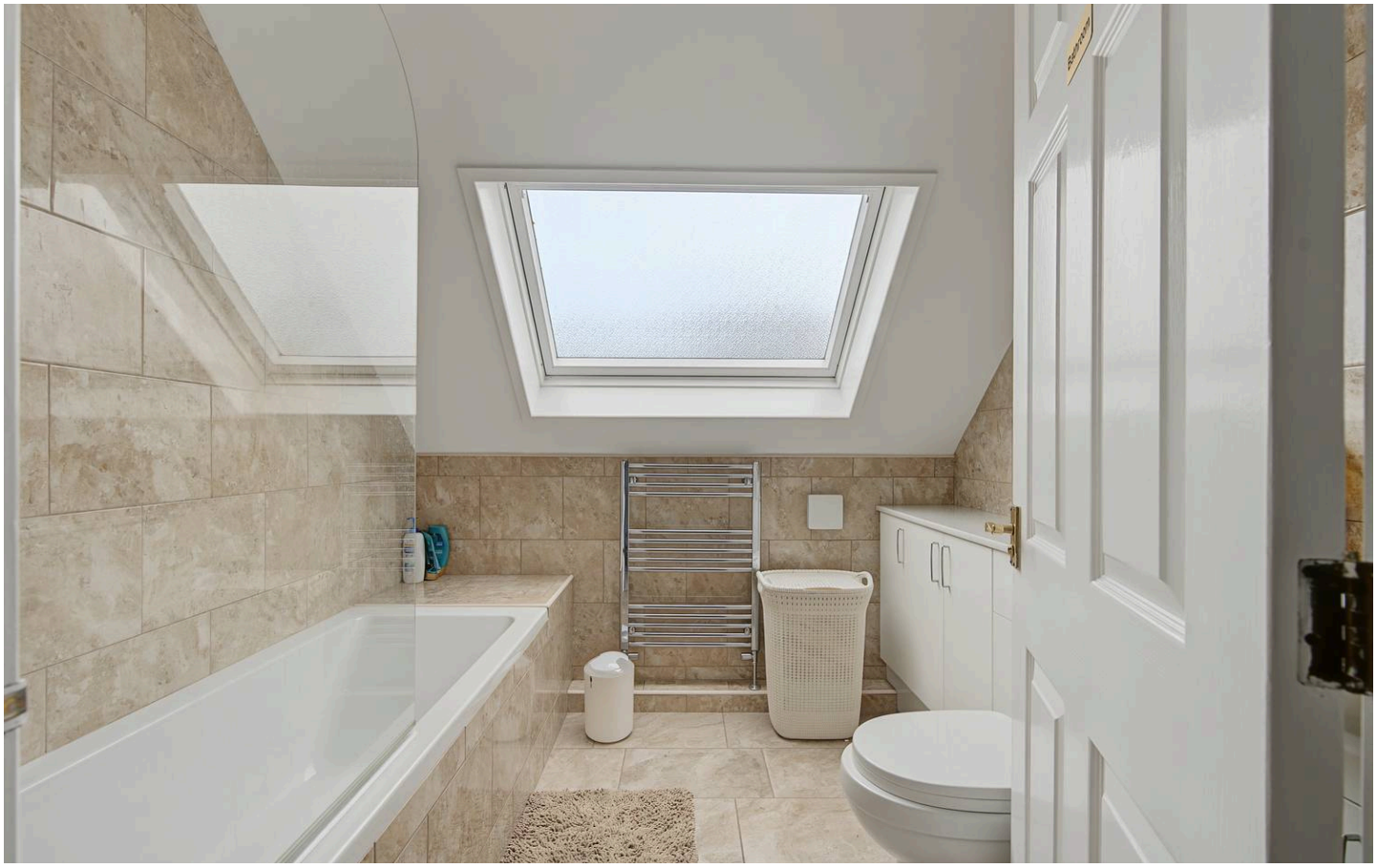
BEDROOM TWO
15' 9" x 13' 10" (4.79m x 4.22m)
Having dormer style window to front elevation, part coved ceiling, radiator and built-in cupboard.

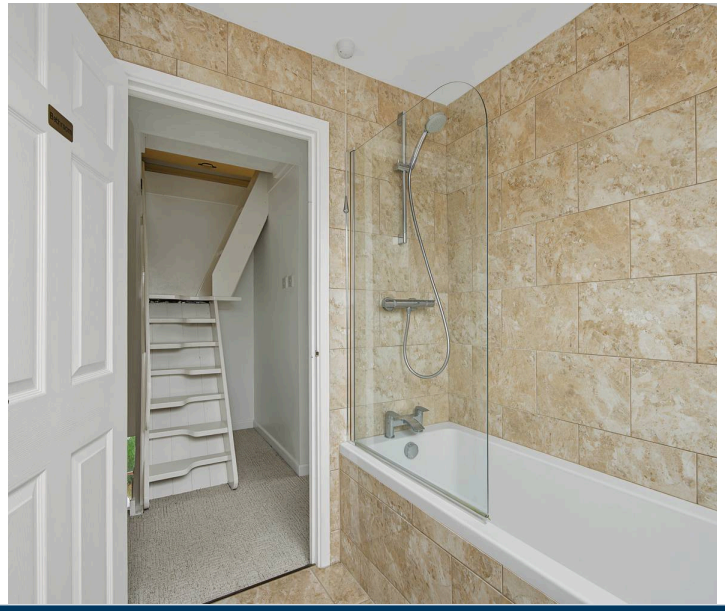
BEDROOM THREE
10' 8" x 10' 6" (3.26m x 3.19m)
Having window to side elevation, part coved ceiling and radiator.

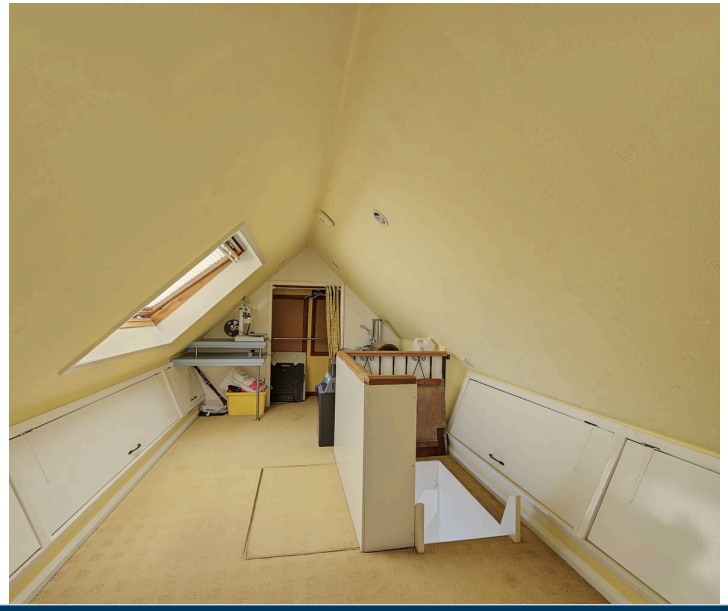
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BATHROOM
Having roof window, heated towel rail, tiled walls, tiled floor, panelled bath with shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboards under.

SECOND FLOOR BEDROOM FOUR
20' 11" x 8' 10" (6.38m x 2.70m)
Having two roof windows, inset ceiling spotlights, radiator and eaves storage.







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EXTERIOR

A hand gate gives access to the front of the property where there is a paved area leading to either side of the property. To the right hand side there is a gravelled area and a shaped lawn with borders enclosed by hedging. To the left hand side of the property there is gated access to a further enclosed garden with a shaped lawn and a large paved patio & garden shed. To the far left of the property there is a gravelled area which provides off-road parking leading to the:

GARAGE

Having up-and-over door and door to rear garden.

THE PLOT

The property occupies a plot of approximately 0.15 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 gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.

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LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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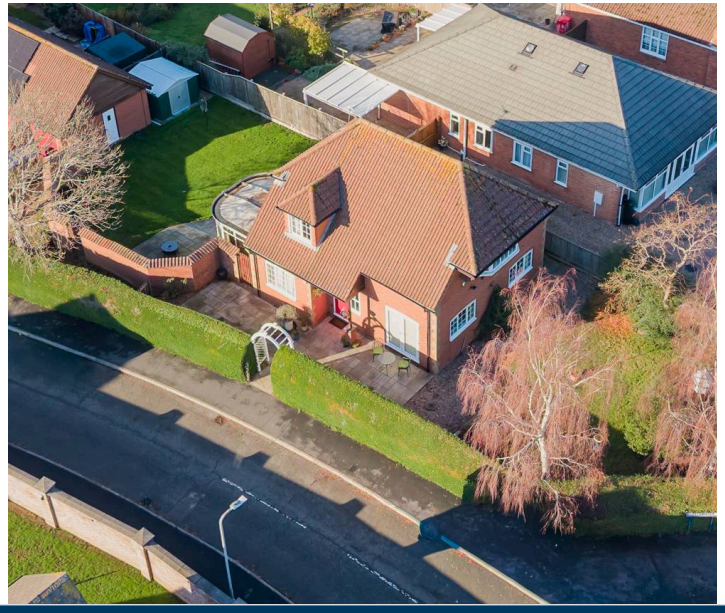




AGENT'S NOTES

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Total area: approx. 149.1 sq. metres (1604.4 sq. feet)

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