

NEWTON FALLOWELL

Lime Tree House, High Ferry Lane, Sibsey - PE22 0TA

In Excess of **£585,000**

Lime Tree House, High Ferry Lane

Sibsey, Boston

A detached house on a plot of approximately four acres, subject to survey with open views to the front & rear. Ideal for multi-generational living with a potential annexe to the ground floor if required. Set on the outskirts of the popular village of Sibsey with easy access to the A16 and some five miles from the market town of Boston.

Having over 1,900 square feet of well presented accommodation comprising: entrance hall, lounge, dining room, fitted breakfast kitchen, study, sitting room and guest bedroom with en-suite shower room to ground floor. Three bedrooms & bathroom with separate shower to first floor.

Outside the property stands in mature lawned gardens with a sweeping driveway leading to a detached double garage and brick-built stables suitable for renovation and conversion into a holiday let or other use subject to planning permission.

Council Tax band: E

Tenure: Freehold

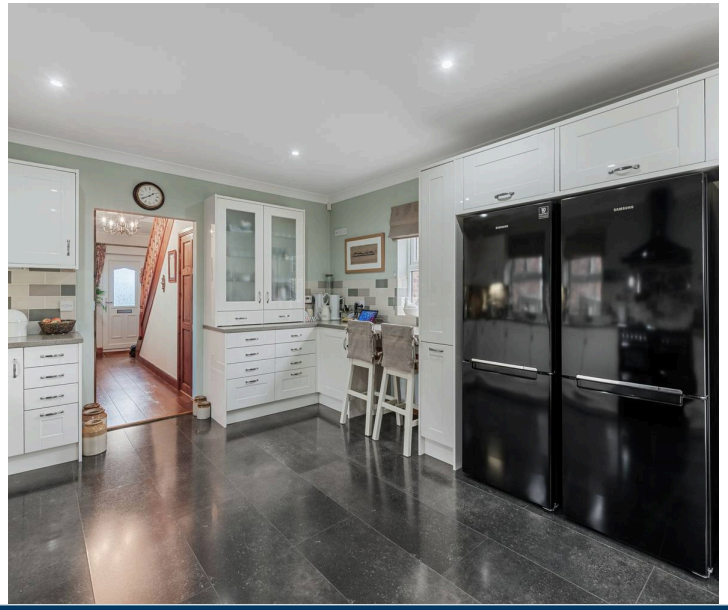
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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ACCOMMODATION
Part glazed uPVC front entrance door through to the:

ENTRANCE HALL
Having coved ceiling, radiator, engineered wood flooring, telephone connection point, smoke alarm and staircase rising to first floor.

CLOAKROOM
Having heated towel rail, half tiled walls, close coupled WC and pedestal hand basin.

LOUNGE
16' 4" x 11' 10" (4.99m x 3.61m)
Having window to front elevation, coved ceiling, radiator, engineered wood flooring, television aerial & telephone connection points and brick built fireplace with wooden surround.

KITCHEN
17' 7" x 13' 3" (5.37m x 4.04m)
Having windows to both side elevations, part glazed door to rear elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher & washing machine under, cupboards over. Space for LPG range style cooker with cooker hood over, work surface to side with drawers under. Work surface return with cupboards under, cupboards over. Further work surface return with cupboard & drawers under, cupboards over. Further work surface with drawers under and drawers & glazed display units over. Range of tall pull-out larder units with space for american style fridge/freezer. (The corner base units are pull-out units that pull baskets forward from the back for ease of access.


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DINING ROOM
16' 4" x 10' 10" (4.99m x 3.31m)
Having window to front elevation, radiator, engineered wood flooring and built-in cupboard.

REAR ENTRANCE LOBBY
Having part glazed door to rear elevation, coved ceiling, radiator, engineered wood flooring and access to roof space.

STUDY
10' 9" x 6' 10" (3.27m x 2.08m)
Having window to front elevation, coved ceiling, radiator, engineered wood flooring and telephone connection point.

INNER HALLWAY
Having built-in storage cupboard, coved ceiling, engineered wood flooring, built-in cupboard and access to roof space with two solar panel meters.

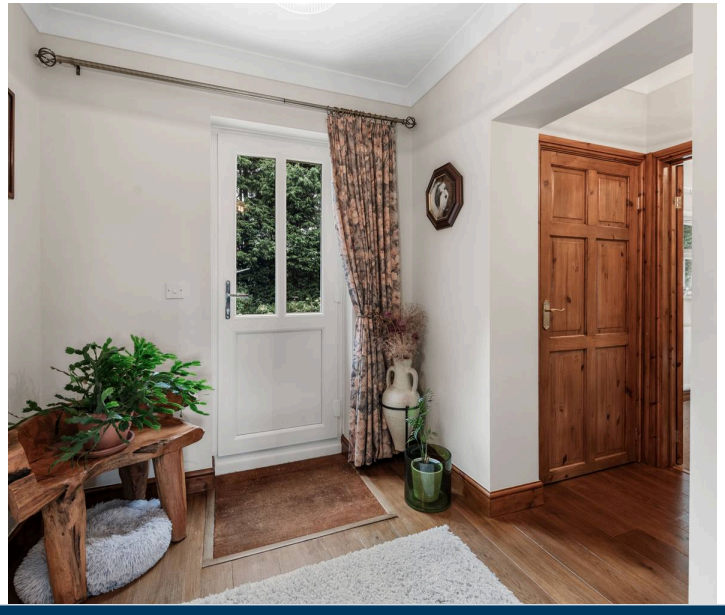
SITTING ROOM
19' 1" x 10' 1" (5.82m x 3.08m)
Having two windows to front elevation, coved ceiling, two radiators, engineered wood flooring, television aerial & telephone connection points.

BEDROOM
11' 0" x 8' 11" (3.35m x 2.72m)
Having window to rear elevation, coved ceiling and radiator.

EN-SUITE
Having window to rear elevation, coved ceiling, radiator, extractor, half tiled walls. Fitted with a suite comprising: fully tiled double shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

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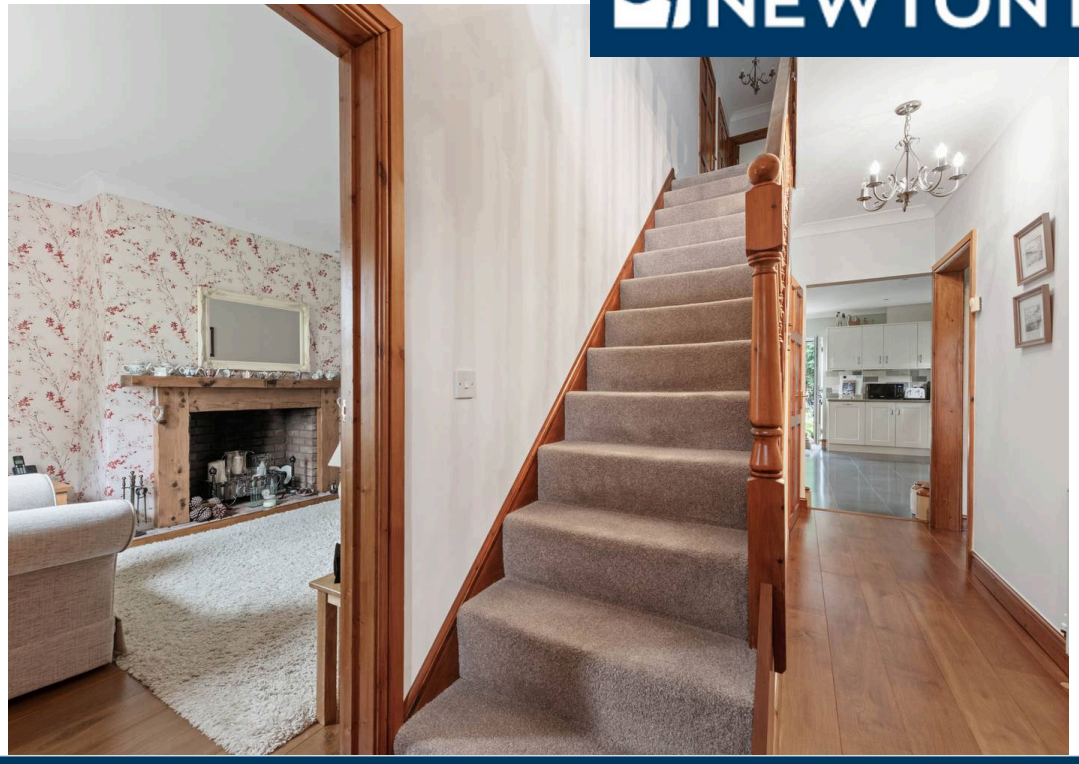


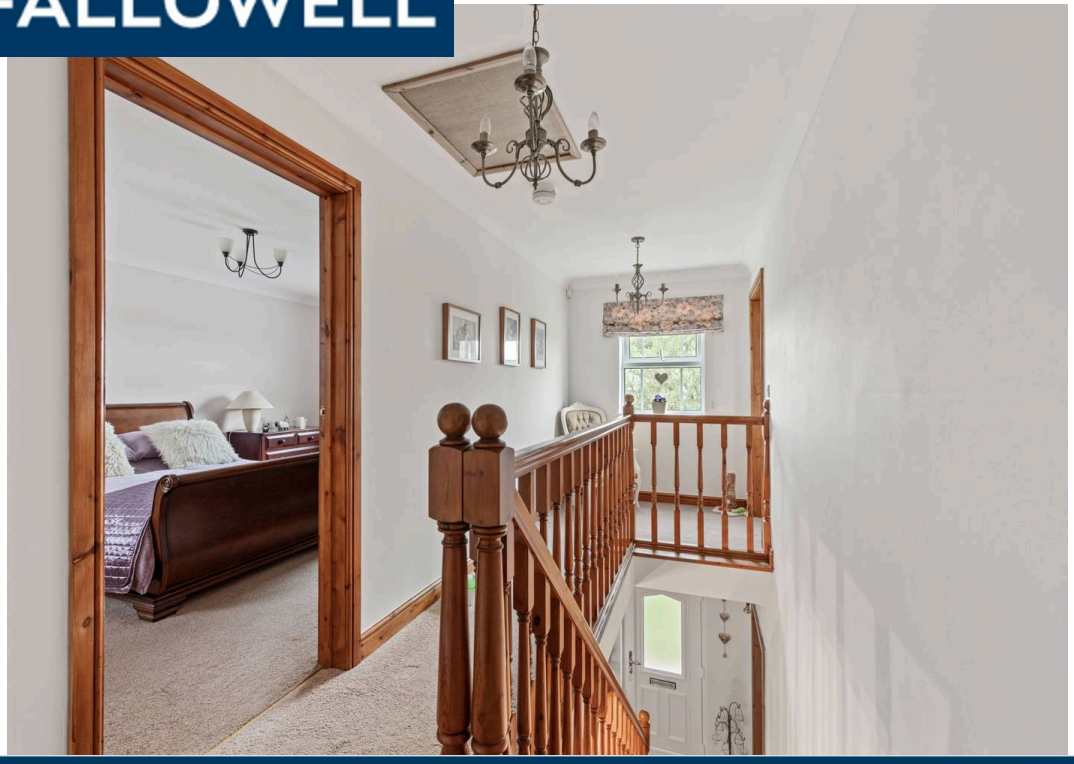




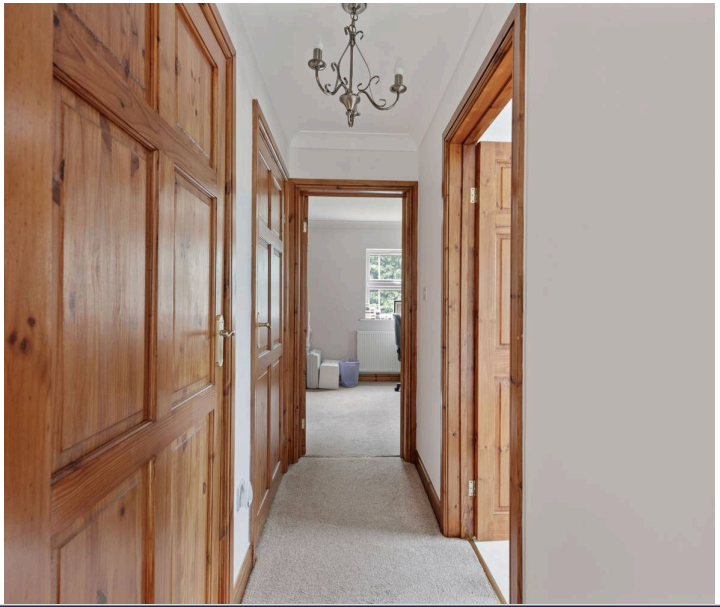


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FIRST FLOOR LANDING
Having window to front elevation, coved ceiling, radiator, smoke alarm, access to roof space, built-in cupboard with shelving and built-in airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE
16' 4" x 9' 8" (4.99m x 2.95m)
(wardrobes in addition) Having windows to front & rear elevations, coved ceiling, radiator, television aerial connection point and fitted wardrobes to one wall.

BEDROOM TWO
16' 8" x 10' 10" (5.07m x 3.31m)
Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE
13' 7" x 9' 1" (4.13m x 2.76m)
Having window to rear elevation, coved ceiling and radiator.

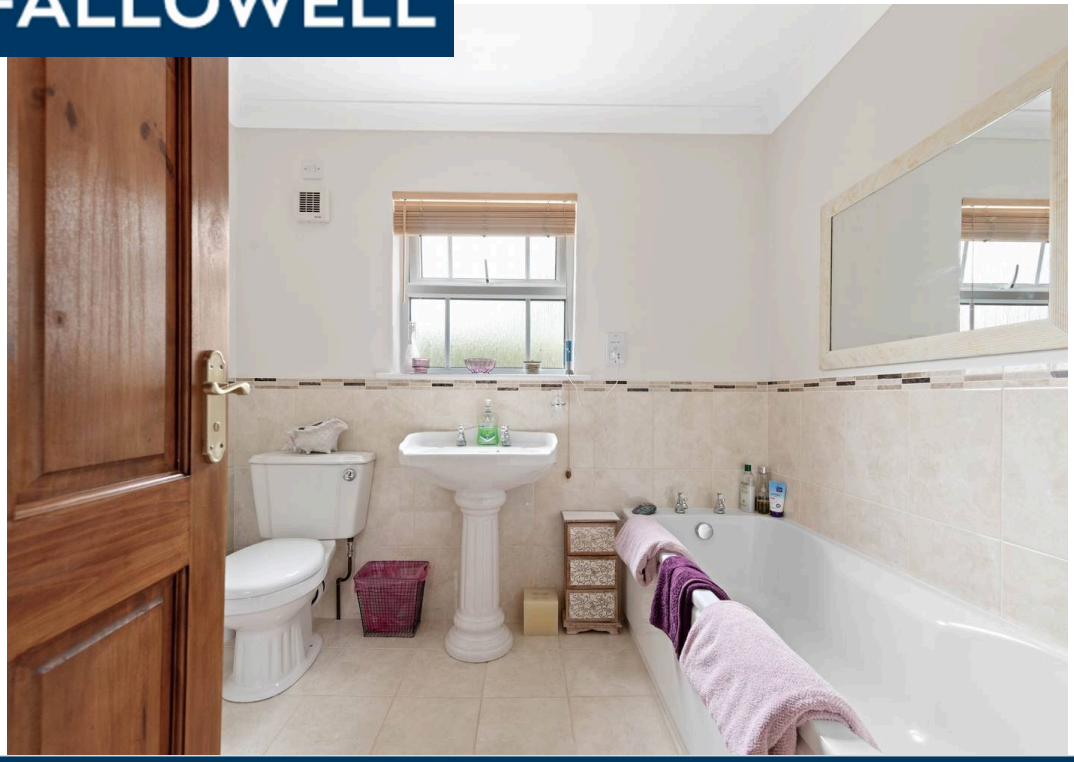
BATHROOM
Having window to side elevation, coved ceiling, radiator, tiled floor, half tiled walls and extractor. Fitted with a suite comprising: fully tiled shower enclosure with electric shower fitting, panelled bath, close coupled WC and pedestal hand basin.





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EXTERIOR
To the front of the property there is a large shaped lawn with mature trees & bushes including various fruit trees and brick built stables ideal for conversion into a holiday let subject to planning permission for which the owners have confirmation in writing that there would be no objections from the council so long as the plans are within their guidelines.

DOUBLE GARAGE
19' 11" x 18' 10" (6.06m x 5.75m)
Having two up-and-over doors, part glazed door to garden, window to side, solar panel meter, light & power.

REAR GARDEN
To the rear of the property there is a private enclosed garden with a large Indian stone patio, shaped lawn, raised flower beds, oil storage tank, outside tap, side gate to front and further gate to rear.

LAND
Having lawned areas, enclosed vegetable plot, two greenhouses, further enclosed vegetable plot, enclosed fruit plot with polytunnel, various fruit trees and sections left to wildflower.

THE PLOT
The property occupies a plot of approximately four acres, 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.

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SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. Drainage is to a septic tank. The property also has solar panels with a feed in tariff and solar boost for hot water. The current council tax is band

LIFETIME LEGAL

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AGENT'S NOTES

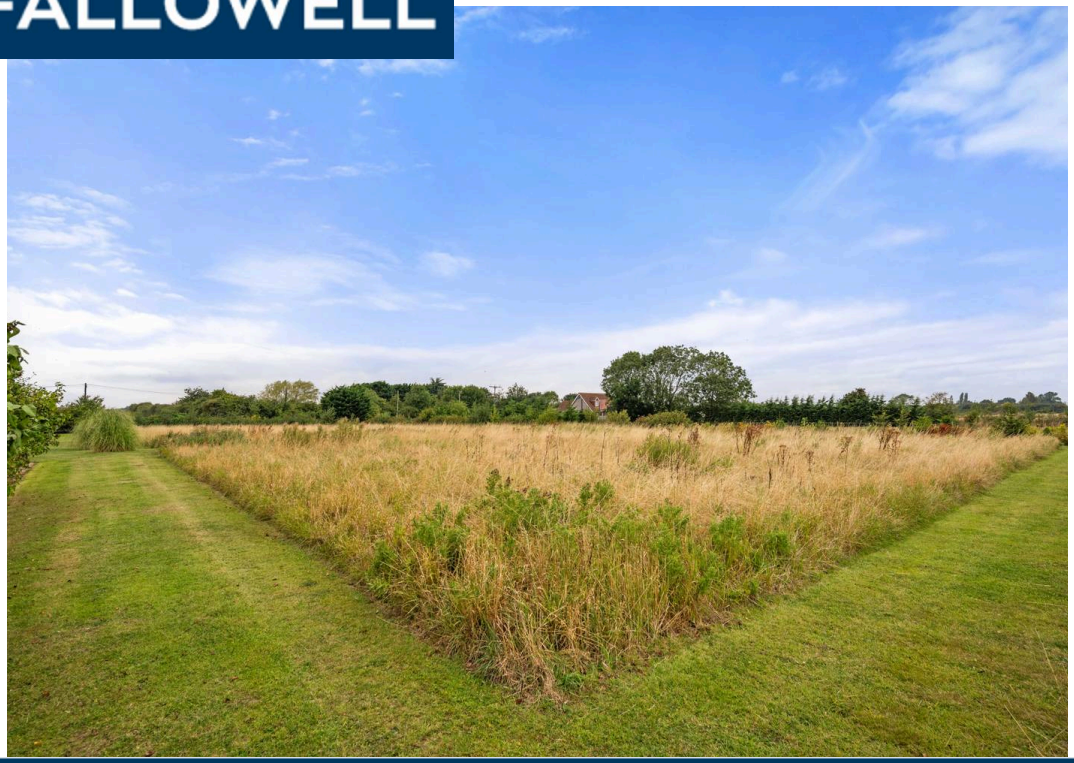
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Total area: approx. 180.0 sq. metres (1937.6 sq. feet)

Newton Fallowell Estate Agents

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