



As its name would suggest, with neighbouring open fields to all three aspects, Park View offers some superb views, which makes the already generous gardens seem even more spacious and open.

As lovely as the views are though, the property itself also has plenty of virtues, with the accommodation featuring a separate dual-aspect dining room with wood-burning stove, lounge with feature fireplace and three sensibly sized bedrooms to the first floor. The outside also has plenty of easy parking for several vehicles and ample space for a caravan or motor-home for example. For buyers working to a restrictive timeframe, there is also the added benefit of no onward chain.

The village of Brothertoft lies approximately four miles northwest from the historic market town of Boston on the B1192, conveniently positioned for easy access toward Coningsby and also the A17. Therefore, for buyers who favour the idea of a rural property but need to equally prioritise their commute via Swineshead, Heckington, Sleaford or Grantham, then Park View could prove ideal.

- Three Bedroom Semi Detached House
- Offered With No Onward Chain
- Open Field Views To Three Aspects
- Generous Gardens To Front and Rear
- Extensive Parking
- Lounge & Dual-Aspect Dining Room
- LPG Central Heating & Wood-burning Stove
- Tenure: Freehold. Council Tax 'A'. EPC 'E' 53







From the generous driveway, the property is approached over a paved footpath leading to the front and rear entrances and extending through the front garden. The main front entrance has a canopy porch with composite door leading into the:

Entrance Hall - With Staircase to the first floor, door through to the shower room and to the lounge.

Lounge 3.89m x 3.03m (12'9" x 9'11") – With uPVC window overlooking the front garden, radiator and period style open grate feature fireplace; door through to the dining room.

Dining Room 4.87m x 3.64m (16' x 11'11") – The spacious dining room enjoys plenty of natural light with a double aspect to the side overlooking neighbouring fields and a further window overlooking the rear. An understairs cupboard houses the Worcester gas-fired central heating boiler and the dining room also features a wood-burning stove on tiled hearth and a radiator. Open access to the kitchen.

Kitchen 4.03m x 1.64m (13'3" x 5'5") – The kitchen has a tiled floor and a range of fitted units comprising cupboards and drawers to both base and eye level, with work-surfaces over, having an inset one-and-a-half bowl sink/drainers with single lever mixer tap, space for cooker with extractor canopy and spaces for further appliances.

Shower Room – Comprising a modern white suite with low profile WC, pedestal handbasin with mixer tap and a corner shower cubicle with sliding door. Mermaid board style wall covering,, radiator and extractor fan.

First floor accommodation landing – Has loft access, uPVC window to the side overlooking neighbouring fields and doors arranged off to:

The first floor benefits from having two double bedrooms, with each bedroom having its own en-suite:

Bedroom One 3.89m x 3.03m (12'9" x 9'11") – uPVC window overlooking the front garden and neighbouring views over the road. Radiator and feature fireplace.

Bedroom Two 3.65m x 2.44m (12' x 8') - Also a good sized double bedroom with two uPVC windows overlooking the rear garden and superb views over neighbouring fields. Radiator and power points.

Bedroom Three 2.70m x 2.35m (8'10" x 7'9") - uPVC window to the rear, radiator and power points

Outside

Being set well back from the road affords 'Park View' a generous front garden, which has been in the majority laid to lawn, bordered with hedging and established trees and bushes.

The property is approached over a gravel driveway opening into a substantial off-road parking for several vehicles and ample space for a caravan etc. The gravel extends to the extensive rear garden which is in the majority laid to lawn. As can be seen from the photo's, the garden has the benefit of some superb neighbouring open views and also features an attached brick-built store, garden shed and a further corrugated garden store.







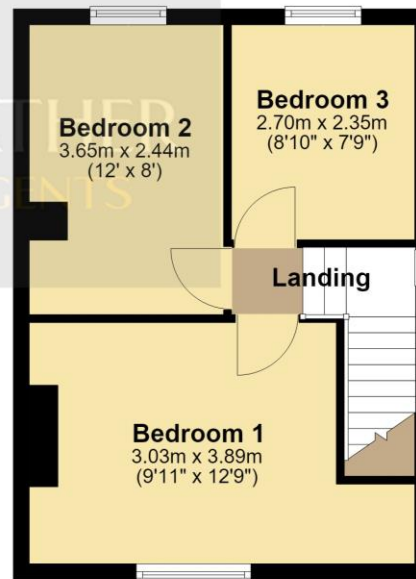
Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



Total area: approx. 77.7 sq. metres (836.0 sq. feet)

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NOTE: This property is NOT connected to mains drainage.

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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