



 **NEWTON**
FALLOWELL

Maple Lodge, Oak House Lane, Freiston – PE22 0PJ

In Excess of £375,000

Maple Lodge, Oak House Lane

Freiston, Boston

A unique new-build detached home set in a desirable village location, offering over 1,600 square feet of spacious accommodation.

The ground floor features an entrance hall, lounge, family room, impressive dining kitchen, utility and cloakroom.

Upstairs includes a master bedroom with dressing room and en-suite, three further bedrooms and a family bathroom.

Outside benefits from a driveway with off-road parking, garage/workshop and a low-maintenance enclosed rear garden, with gas central heating serving underfloor heating to the ground floor and radiators to the first floor.

Council Tax band: D

Tenure: Freehold

EPC Rating: TBC





ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

Having inset ceiling spotlights, laminate flooring, understairs storage cupboard and staircase rising to first floor.

LOUNGE

17' 7" x 10' 0" (5.37m x 3.05m)

Having window to front elevation and french doors to rear elevation & garden.

FAMILY ROOM

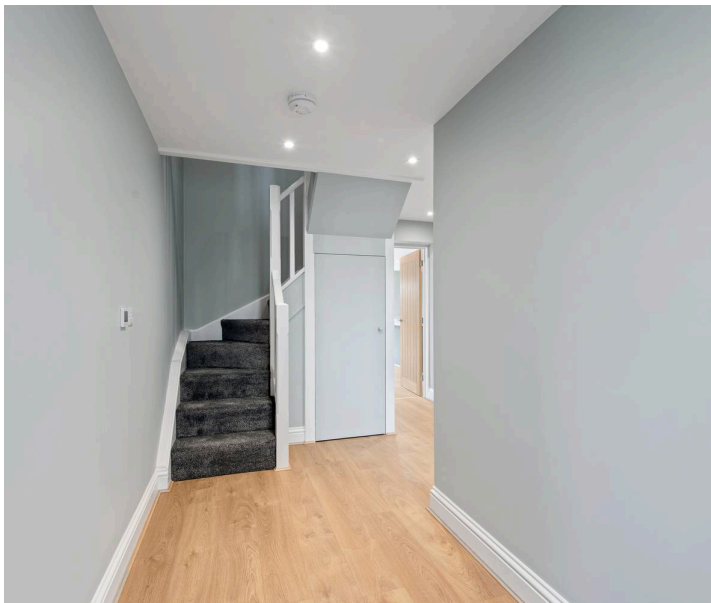
14' 9" x 9' 8" (4.49m x 2.95m)

Having window to front elevation.

DINING KITCHEN

18' 8" x 17' 8" (5.69m x 5.39m)

Having french doors with side screens to side & rear elevations, inset ceiling spotlights and laminate flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset range style gas cooker, integrated dishwasher, cupboards & drawers under, cupboards, wine rack & extractor over, tall units to side. Island unit with breakfast bar to one side, cupboards & drawers under.



UTILITY

7' 7" x 6' 1" (2.31m x 1.86m)

Having window to side elevation, laminate flooring, extractor, wall mounted gas fired boiler providing for both domestic hot water & heating, work surface with cupboards, space & plumbing for automatic washing machine under.

CLOAKROOM

Having laminate flooring, extractor, hand basin inset to vanity unit with tiled splashback & illuminated mirror over and WC with concealed cistern.





 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having radiator.

MASTER BEDROOM

14' 8" x 12' 11" (4.47m x 3.93m)

(part restricted head height) Having window to side elevation, radiator, access to roof space and eaves storage.

DRESSING ROOM

8' 8" x 7' 7" (2.63m x 2.31m)

Having radiator.

EN-SUITE

Having heated towel rail, extractor, illuminated mirror, double shower enclosure with mixer shower fitting, twin hand basins inset to vanity unit with drawer under and WC with concealed cistern.

BEDROOM TWO

11' 2" x 8' 8" (3.40m x 2.63m)

Having window to front elevation and radiator.

BEDROOM THREE

9' 11" x 8' 8" (3.02m x 2.64m)

Having window to front elevation and radiator.

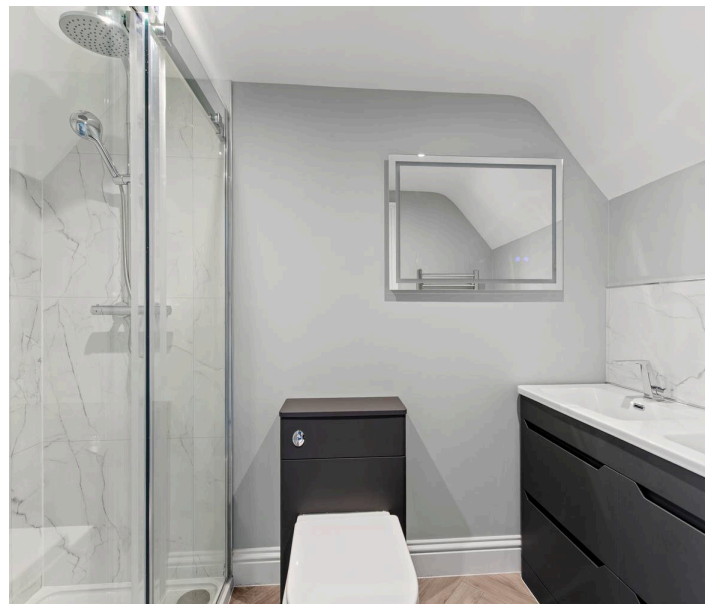
BEDROOM FOUR

9' 0" x 8' 8" (2.74m x 2.64m)

Having window to front elevation and radiator.

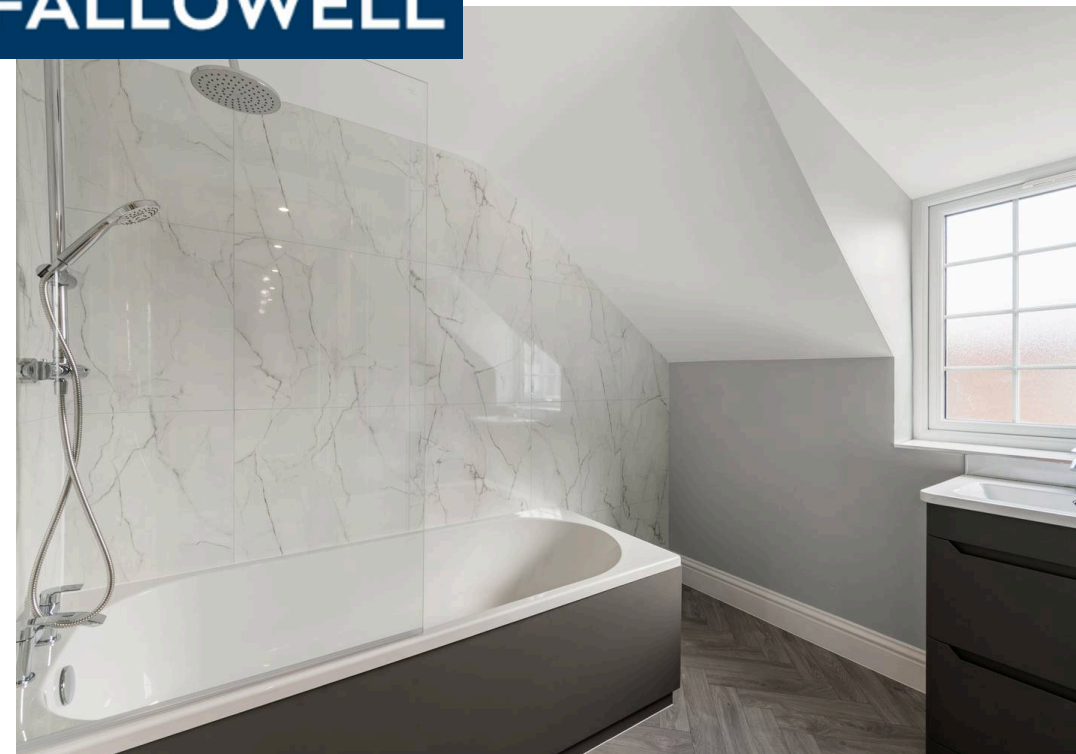
BATHROOM

Having window to rear elevation, heated towel rail, extractor, shaver point, panelled bath with shower fitting over, hand basin inset to vanity unit with drawer under and WC with concealed cistern.





 **NEWTON FALLOWELL**



EXTERIOR

To the front of the property there is a block paved driveway with an electric vehicle charger providing off-road parking leading to the:

GARAGE/WORKSHOP

19' 9" x 16' 3" (6.01m x 4.96m)

Having double doors, door to side, light and power.

REAR GARDEN

Being enclosed and laid to artificial grass with a block paved patio, outside power points and outside tap.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving underfloor heating to the ground floor and radiators to the first floor. The property is double glazed and the current council tax is band D.

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.

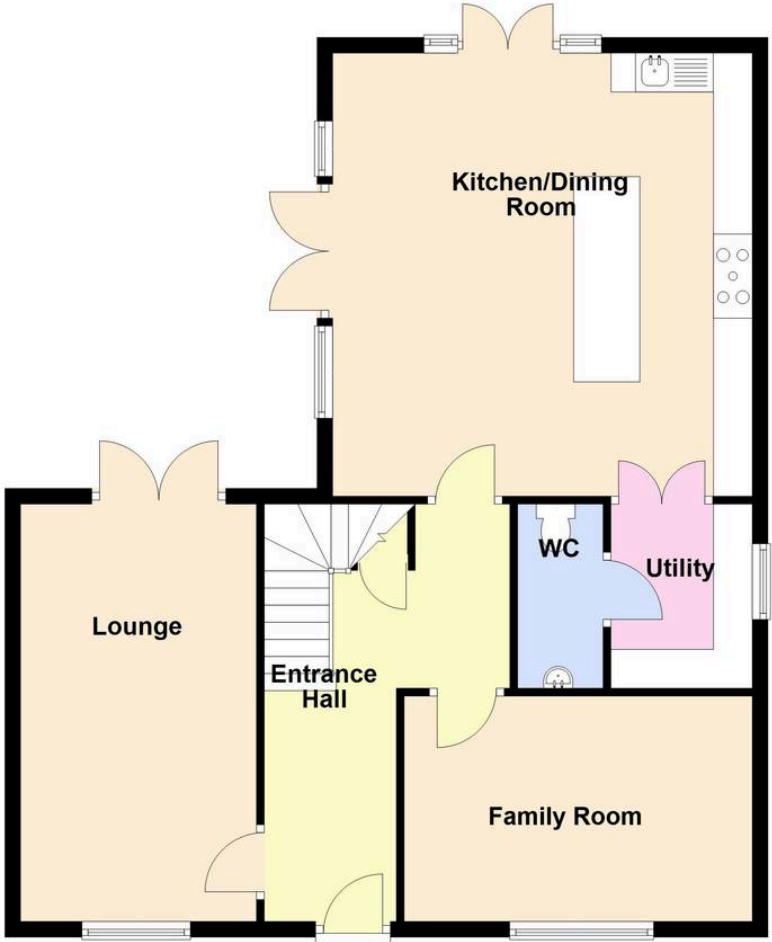




 **NEWTON FALLOWELL**



Approx. 61.9 sq. metres (661.4 sq. feet)



First Floor
Approx. 73.8 sq. metres (794.0 sq. feet)



Total area: approx. 155.7 sq. metres (1675.4 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.