



## Fenway Cottage

Canister Lane, Gipsev Bridge, Boston, Lincolnshire PE22 7HD

£380,000

**BELL**





# Fenway Cottage

Canister Lane, Gipse Bridge PE22 7HD

Lincoln – 29 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 5 miles

(Distances are approximate)

Fenway Cottage is a well-presented, four-bedroom family home enjoying a pleasant garden and rural views. Updated by the current vendors, most recently renewing the family bathroom, the property provides spacious living accommodation: lounge, dining room, breakfast kitchen, office/snug; and generous double bedrooms including one to the ground floor, ideal for multi-generational living. The property is complete with driveway parking for multiple vehicles, a large detached barn which subject to planning permission could be converted to a separate dwelling/annexe, and a beautiful rear garden with covered and open patio seating and mature flower beds and fruit trees. Gipse Bridge has a primary school and pre-school in the village and is also within the catchment area for Horncastle's Queen Elizabeth's Grammar School, with a provided bus service passing before the house. The property benefits from solar panels.



## Accommodation

Entered into the front through composite double-glazed door into:

## Entrance Hallway

With uPVC double glazed obscure windows to front and having tiled flooring, radiator and multiple power points. Carpeted stairs to first floor, wooden doors to shower room and to:

## Sitting Room

With uPVC double glazed windows and French doors to rear and having multifuel stove set to brick fireplace with slate stand, tv point and multiple power points. There is a wooden door to snug/office, glazed door to kitchen and open archway to:





### Dining Room

With uPVC double glazed window to side and having radiator, multiple power points and wooden glazed door to:

### Breakfast Kitchen/Utility Area

With uPVC double glazed windows to side and obscure patio door to side. There are lights to vaulted ceiling, with beams and having an excellent range of storage units to base and wall levels including glazed and open shelving. There is a double sink and drainer to roll edge worktop, integrated fridge-freezer; dishwasher and Rangemaster 110 cooker beneath extractor canopy. The utility area offers plumbing for washing machine and space for other appliances. There is tiled flooring, radiator, multiple power points and wooden obscure glazed door to:

### Ground Floor Bedroom

With uPVC double glazed windows to side and having vaulted ceiling with beams, radiator and multiple power points.

### Office/Snug

With uPVC double glazed bay window to front, television point and multiple power points. There is a fireplace with oak overmantle, wood effect flooring and radiator.

### Shower Room

With uPVC double glazed obscure window to front and having low-level WC, hand wash basin to storage unit and walk-in shower cubicle with new shower over. There are tiles to walls and floor, radiator and wall mounted storage unit.



### First Floor Landing

With uPVC double glazed windows to front, loft access hatch, multiple power points and wooden doors to bedrooms and bathroom.

### Bedroom

With uPVC double glazed window to front; radiator and multiple power points.

### Bedroom

With uPVC double glazed window to rear and having radiator and multiple power points. There is a built-in wardrobe storage space and loft access hatch.





### Bathroom

With uPVC double glazed obscure window to rear and having low-level WC, wide sink set to storage unit with splashback tile and free-standing slipper bath with column tap and shower attachment over, to tiled platform. There is a corner shower cubicle with board surround, monsoon and regular heads over, heated towel rail and tile effect flooring.

### Bedroom

With uPVC double glazed window to side, radiator and multiple power points.

### Outside

The front is approached over a gravelled driveway providing off-road parking for multiple vehicles, and running alongside a lawned front garden. The rear garden is predominately laid to lawn with a range of flowers, shrubs and trees including apple and pear. With post and wire fencing ensuring a child and pet friendly space, the rear enjoys a herb garden, patio seating and canopy covered seating with an adjacent store. To the side stands a **Large Detached Barn** which subject to planning permission could be converted to a separate dwelling/annexe; offering three spaces - each 12' wide and 12' 6", 10' and 8' long respectively. Adjacent is a useful **Lean-To Store**, running the length of the building. The property enjoys views over the neighbouring grassed and arable farmland.

### Further Information

Mains electric, water and drainage. Oil fired central heating (combi boiler). UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = E  
EPC RATING = D

**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.

**VIEWING:** By arrangement with the agent's Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL  
Tel: 01526 353333  
Email: woodhallspa@robert-bell.org  
Website: <http://www.robert-bell.org>

Brochure prepared 24.06.2025









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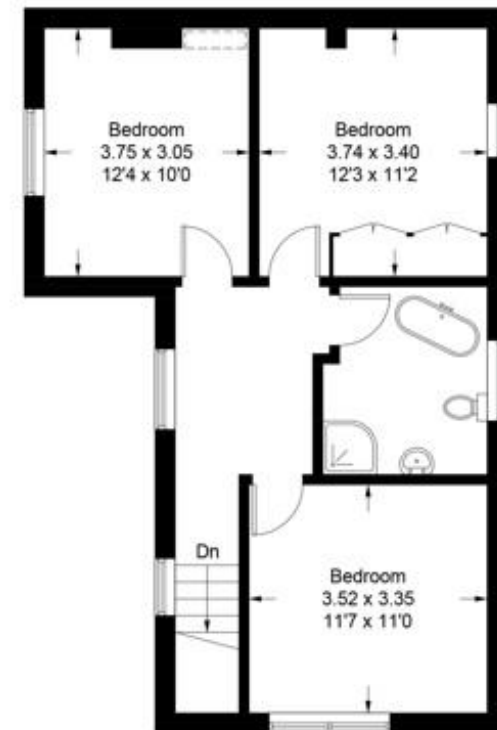
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## Fenway Cottage

Approximate Gross Internal Area  
Ground Floor = 118.9 sq m / 1280 sq ft  
First Floor = 54.6 sq m / 588 sq ft  
Total = 173.5 sq m / 1868 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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