



Langdene Tattershall Road

Boston

Occupying a plot of approximately 0.28 acre, subject to survey, on the outskirts of town, this exceptional detached family home combines contemporary luxury with an enviable semi-rural setting. Extensively extended and thoughtfully transformed by the current owners, the property now offers over 2,100 square feet of beautifully finished accommodation where stylish interiors meet uninterrupted views across open countryside.

From the moment you arrive, the generous gravelled frontage and expansive parking area create an impressive first impression, while inside the quality of finish is immediately apparent. A welcoming entrance hall leads to a beautifully proportioned lounge, bathed in natural light from the bay window, providing a warm and relaxing retreat away from the heart of the home.

The real centrepiece is undoubtedly the spectacular open-plan living, kitchen and dining space. Designed with modern family life and entertaining in mind, this impressive room is flooded with light from bi-fold doors opening onto the rear garden. The sleek contemporary kitchen features striking charcoal cabinetry, generous quartz-style work surfaces, a substantial central island, and an excellent range of integrated appliances, creating a space that is as practical as it is stylish. A separate study provides an ideal work-from-home space, while the utility room and cloakroom ensure everyday life runs effortlessly.

Upstairs, the sense of quality continues. The principal bedroom enjoys a stylish en-suite shower room, while the second bedroom also benefits from its own en-suite, making it ideal for guests or older children. Two further generous bedrooms are served by a beautifully appointed family bathroom featuring a freestanding bath and contemporary fittings.

Outside, the property continues to impress. The enclosed rear garden offers an excellent balance of lawn and entertaining space, with a superb timber-framed outdoor seating area creating the perfect spot for summer gatherings. Beyond the garden, open countryside provides a wonderful backdrop, giving the property a peaceful setting while remaining within easy reach of the town's amenities. A detached garage, together with extensive off-road parking and hardstanding to the front, completes this outstanding family home.

Council Tax band: B - Tenure: Freehold - EPC Energy Efficiency Rating: B





ACCOMMODATION

Part glazed entrance door with window to side through to the:

ENTRANCE PORCH

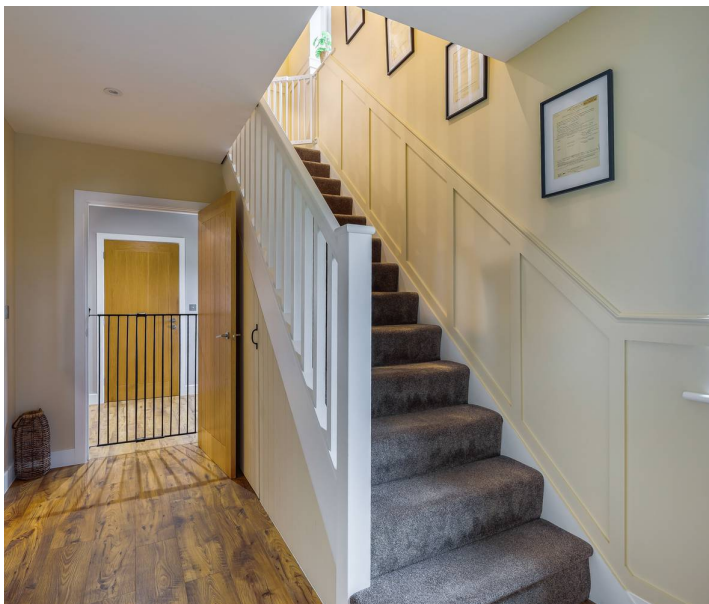
Having luxury vinyl flooring and opening to the:

ENTRANCE HALL

Having window to side elevation, inset ceiling spotlights, smoke alarm, luxury vinyl flooring, understairs storage cupboard and staircase rising to first floor.

LOUNGE

18' 3" x 16' 9" (5.55m x 5.11m)
(max into bay) Having box bay window to front elevation, radiator, television aerial & telephone connection points.



KITCHEN/DINING/LIVING

26' 6" x 25' 1" (8.07m x 7.65m)

(max) Having windows to both sides & rear elevation, bi-fold doors to garden and luxury vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer, mixer tap & instant boiling water tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset five burner gas hob, cupboard & drawers under, cupboards & concealed extractor over. Tall unit to side housing integrated Neff electric oven & microwave with cupboards under & over, further tall units to side incorporating integrated full height fridge. Island unit with cupboards under and breakfast bar to one side.

CLOAKROOM

Having window to side elevation, luxury vinyl flooring, close coupled WC and hand basin inset to vanity unit with cupboard under.

STUDY

7' 11" x 6' 1" (2.41m x 1.86m)

Having window to side elevation and luxury vinyl flooring.

UTILITY

8' 0" x 7' 11" (2.45m x 2.41m)

Having window to side elevation, part glazed door to rear elevation, inset ceiling spotlights and luxury vinyl flooring. Work surface with inset stainless steel sink & drainer with mixer tap, cupboard, space & plumbing for automatic washing machine & tumble dryer under. Work surface return with cupboard under, cupboards over and tall unit to side with integrated full height freezer.





 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to side elevation, inset ceiling spotlights, radiator, smoke alarm, access to roof space and built-in storage cupboard.

MASTER BEDROOM

18' 5" x 14' 9" (5.62m x 4.50m)
(entrance in addition) Having two windows to rear elevation, radiator, television aerial & telephone connection points.

EN-SUITE

Having window to side elevation, heated towel rail, luxury vinyl flooring, tiled walls and extractor. Fitted with a suite comprising: walk-in double shower enclosure with mixer shower fitting, WC with concealed cistern and wall hung vanity basin with cupboards under.



BEDROOM TWO

11' 11" x 11' 4" (3.63m x 3.45m)

Having window to rear elevation, radiator, television aerial & telephone connection points.

EN-SUITE

Having window to front elevation, heated towel rail, half tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, WC with concealed cistern and wall hung vanity basin with drawer under.

BEDROOM THREE

15' 1" x 9' 4" (4.61m x 2.85m)

Having window to front elevation, radiator and television aerial connection point.

BEDROOM FOUR

10' 9" x 9' 6" (3.28m x 2.90m)

Having window to front elevation, radiator and television aerial connection point.

BATHROOM

Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled walls and extractor. Fitted with a suite comprising: bath with mixer tap & hand held shower attachment, WC with concealed cistern and wall hung vanity basin with drawer under.





 **NEWTON FALLOWELL**





EXTERIOR

To the front of the property there is a gravelled driveway which provides off-road parking leading to the garage. There is also a paved footpath and outside electric points.

GARAGE

21' 2" x 11' 4" (6.45m x 3.45m)

Having electric roller door, window to side, light and power.

REAR GARDEN

Being fully enclosed with post & rail fencing and hedging. Having a large paved patio, pergola with covered area off kitchen, further covered seating/BBQ area, large lawn, outside power points and garden shed.

THE PLOT

The property occupies a plot of approximately 0.28 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 connected. Drainage is to a septic tank. 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 also has a water softener. The current council tax is band B.



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AGENT'S NOTES

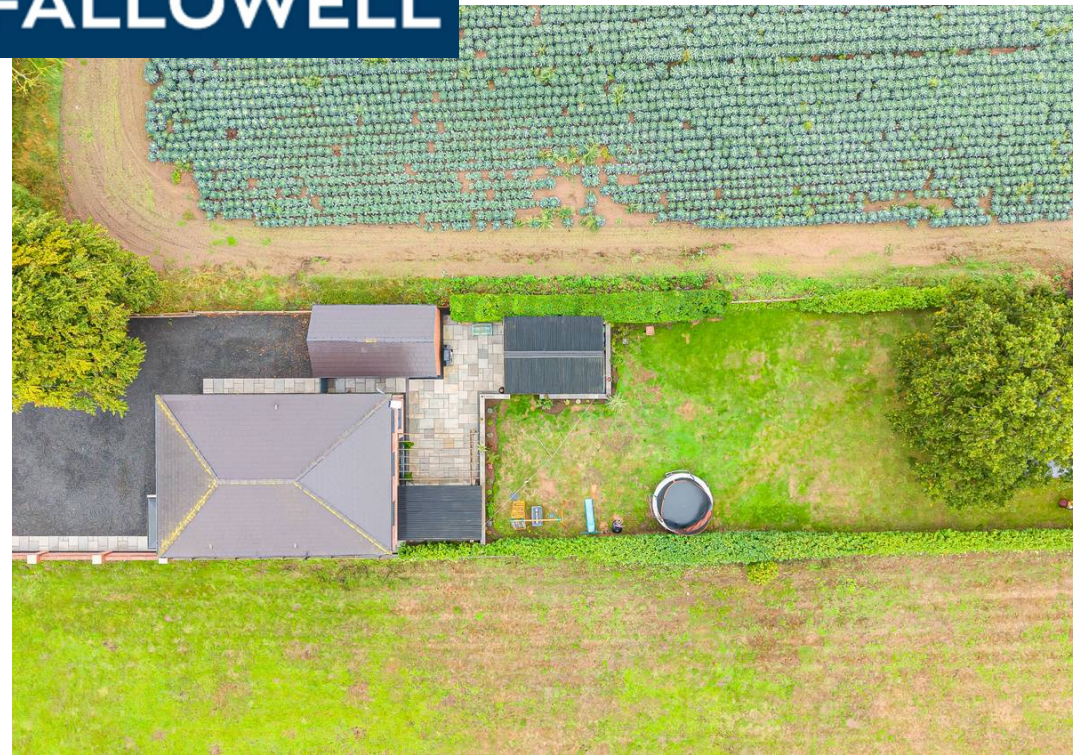
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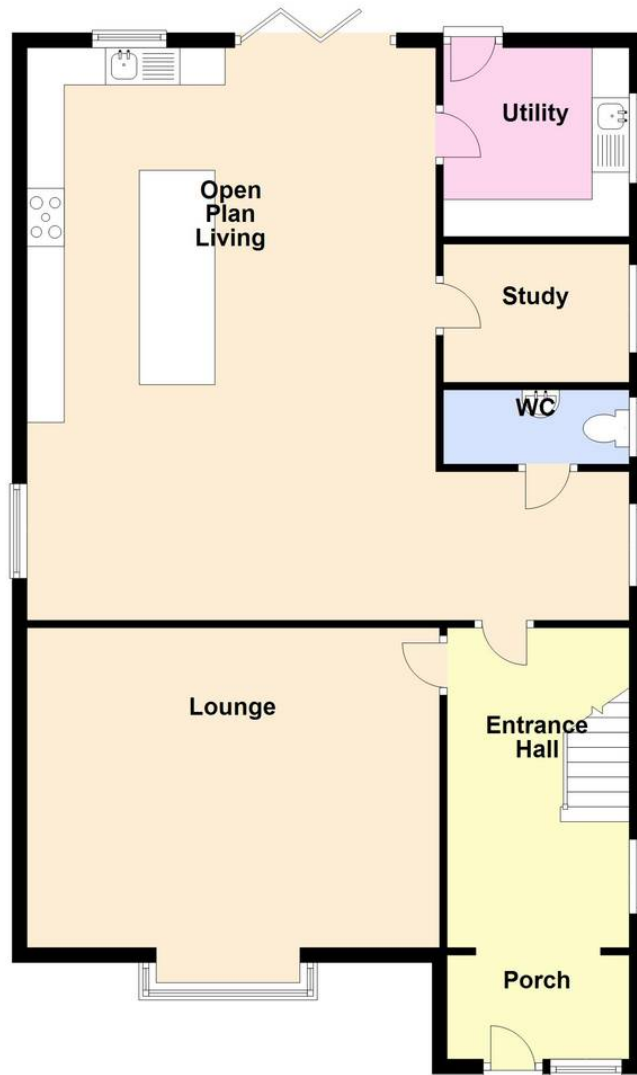


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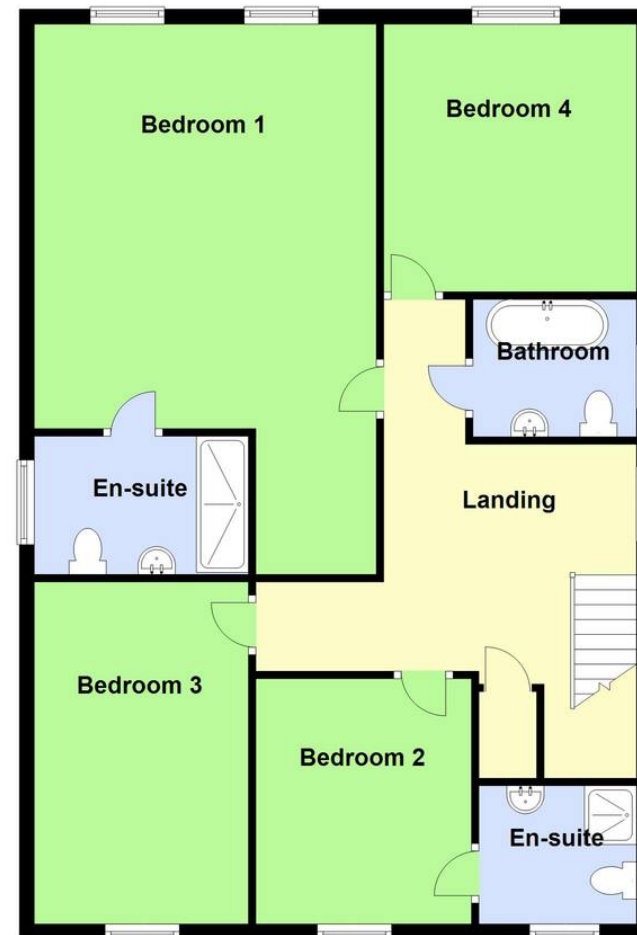
Ground Floor

Approx. 102.1 sq. metres (1099.4 sq. feet)



First Floor

Approx. 98.0 sq. metres (1055.0 sq. feet)



Total area: approx. 200.2 sq. metres (2154.4 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

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

