NEWTON FALLOWELL

Willow House, Coles Lane, Swineshead - PE20 3NS

£475,000

Willow House, Coles Lane

Swineshead, Boston

A detached house in a sought after location set within the popular village of Swineshead and on a good sized plot of approximately 0.16 acre, subject to survey. Having over 2,600 square feet of accommodation comprising: entrance hall, cloakroom, lounge, study, dining room, utility and open plan kitchen with breakfast area and family room off to ground floor. Large galleried landing, master bedroom with en-suite, bedroom two with en-suite, three further bedrooms and bathroom with separate shower to first floor. Outside the property has a driveway providing ample off-road parking, a double garage and an enclosed garden to the rear. The property benefits from gas central heating with underfloor heating to the ground floor and radiators to the first floor. The property is also double glazed. NO CHAIN

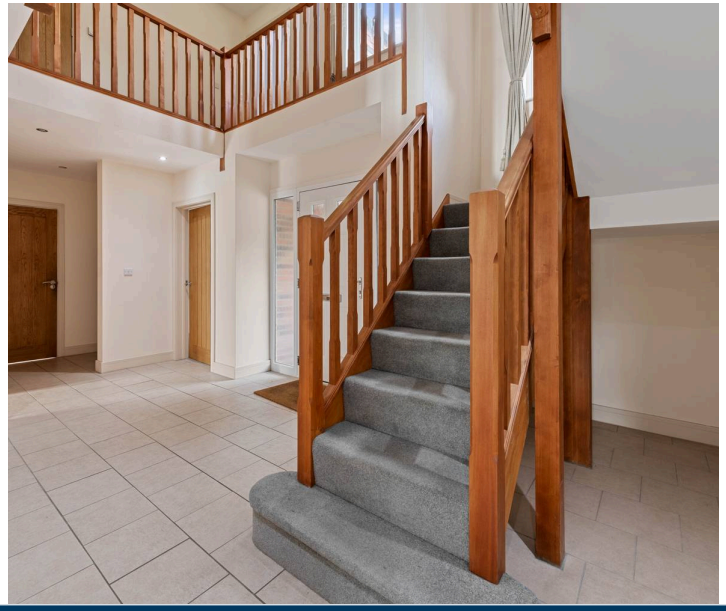
Council Tax band: F

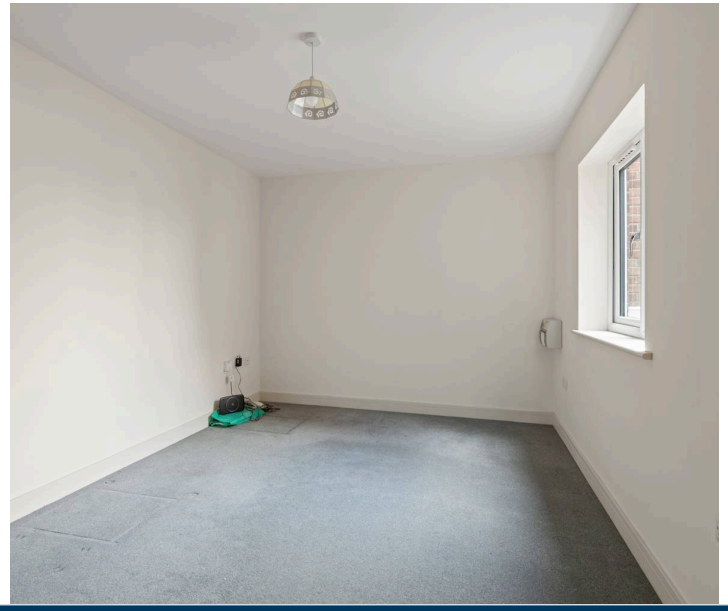
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

NEWTON FALLOWELL





ACCOMMODATION
Part glazed front entrance door with side screens through to the:

ENTRANCE HALL
Having double height ceiling with inset ceiling spotlights, tiled floor with underfloor heating, smoke alarm, storage cupboard with underfloor heating manifold, alarm control panel and staircase rising to first floor.

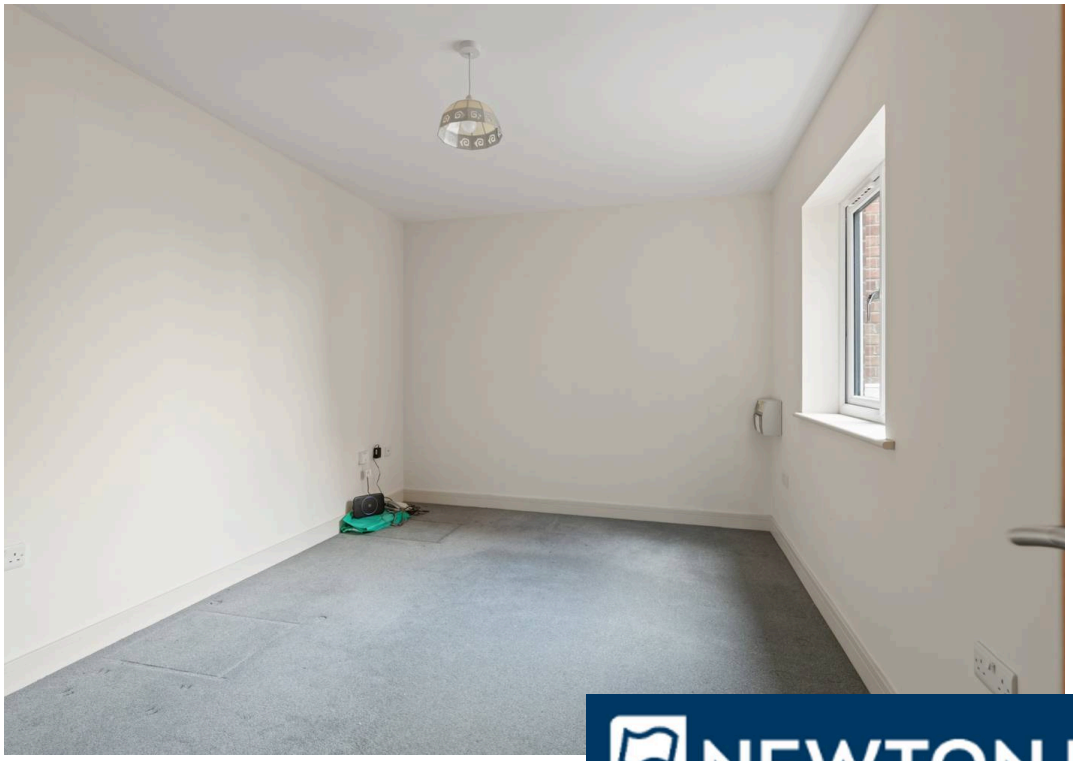
CLOAKROOM
Having window to side elevation, tiled floor with underfloor heating, extractor, close coupled WC and pedestal hand basin.

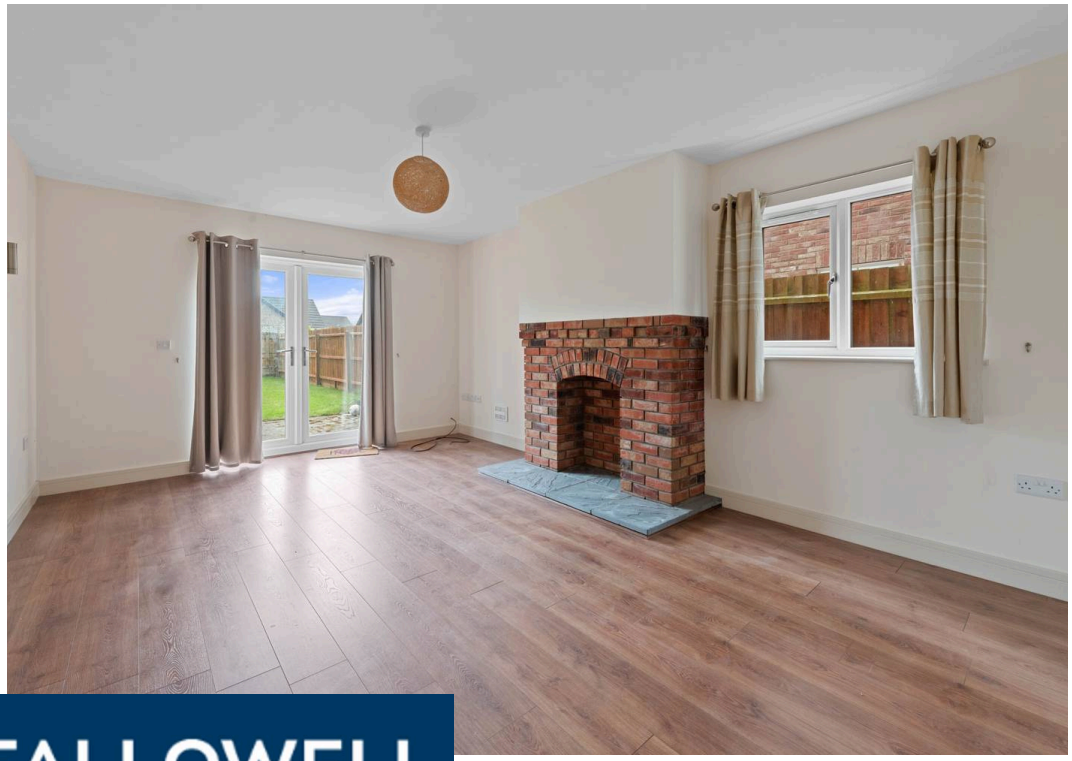
STUDY
14' 0" x 9' 9" (4.27m x 2.96m)
Having window to side elevation, underfloor heating, television aerial & telephone connection points.

LOUNGE
17' 5" x 12' 3" (5.30m x 3.74m)
Having window to side elevation, french doors to rear elevation, laminate flooring with underfloor heating, television aerial connection point and brick-built fireplace with stone hearth.

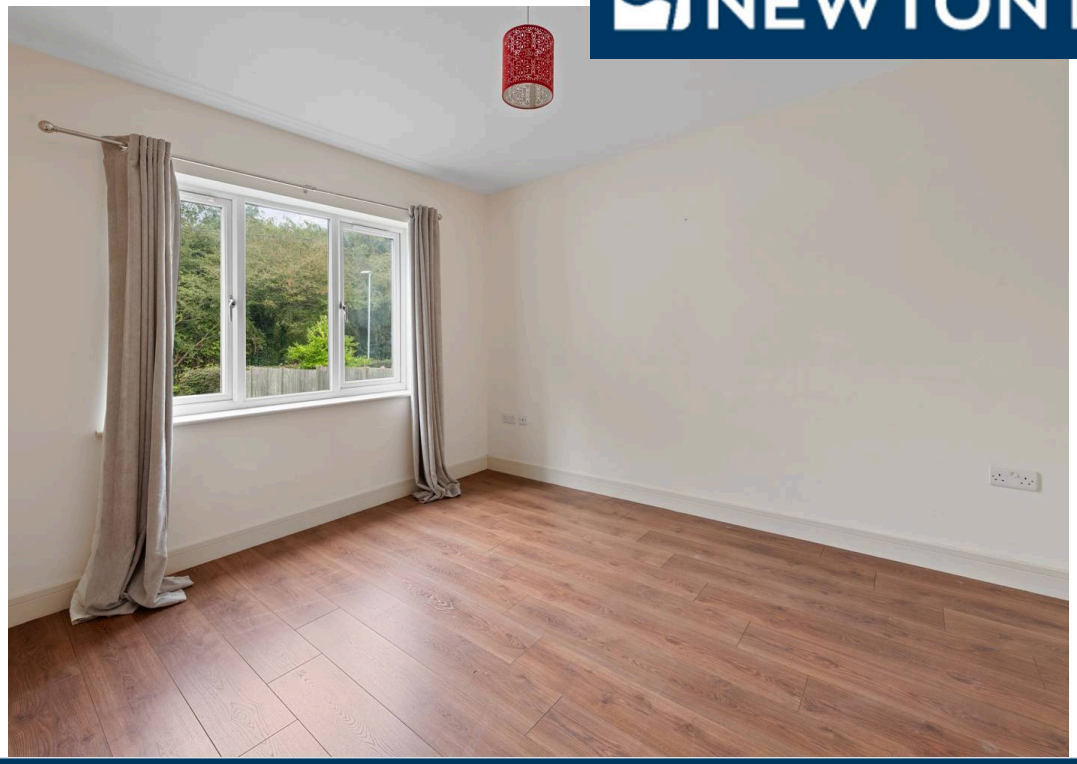
DINING ROOM
12' 0" x 10' 9" (3.65m x 3.27m)
Having window to front elevation, laminate flooring with underfloor heating and television aerial connection point.

NEWTON FALLOWELL





NEWTON FALLOWELL



DINING ROOM
12' 0" x 10' 9" (3.65m x 3.27m)
Having window to front elevation, laminate flooring with underfloor heating and television aerial connection point.

UTILITY
10' 8" x 7' 1" (3.26m x 2.16m)
Having window & part glazed door to side elevation, tiled floor with underfloor heating, extractor, work surface with tiled splashback, inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine under, cupboards over.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM
25' 1" x 22' 9" (7.64m x 6.93m)
(max L-shaped) forming areas comprising:

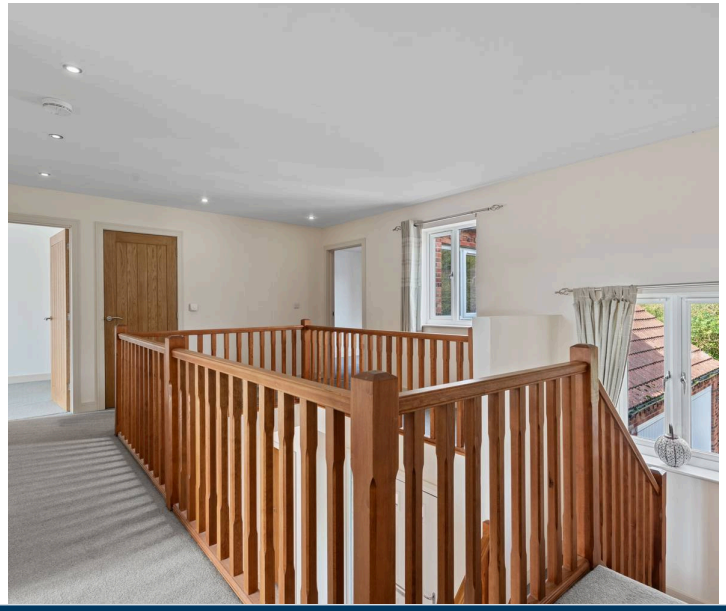
DINING AREA
Having window to rear elevation, tiled floor with underfloor heating and television aerial connection point. Open to the:

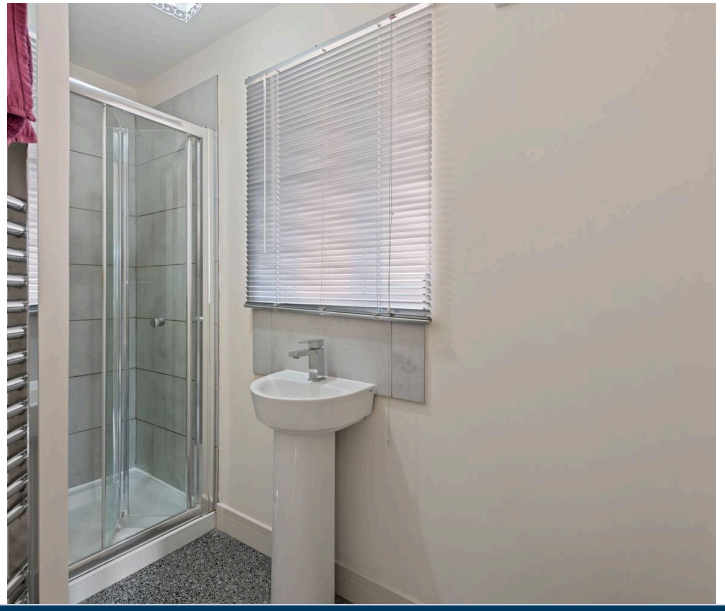
KITCHEN
Having window to side elevation, inset ceiling spotlights, smoke alarm and continuation of tiled floor with underfloor heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with inset range style cooker with gas burners & two electric ovens, cupboards & drawers under, cupboards & extractor over. Island unit with cupboards under. Open to the:

FAMILY ROOM
Having window to rear elevation, french doors to side elevation & garden and continuation of tiled floor with underfloor heating.

NEWTON FALLOWELL

NEWTON FALLOWELL





GALLERIED FIRST FLOOR LANDING
Having two windows to front elevation, radiator, smoke alarm and airing cupboard housing hot water cylinder.

MASTER BEDROOM
20' 3" x 11' 10" (6.16m x 3.61m)
(max) Having window to rear elevation, radiator, television aerial connection point and walk-in wardrobe.

EN-SUITE
Having window to side elevation, heated towel rail, extractor, vinyl flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback & illuminated mirror over.

NEWTON FALLOWELL

BEDROOM TWO
17' 5" x 12' 3" (5.30m x 3.74m)
(max) Having window to rear elevation, radiator and television aerial connection point.

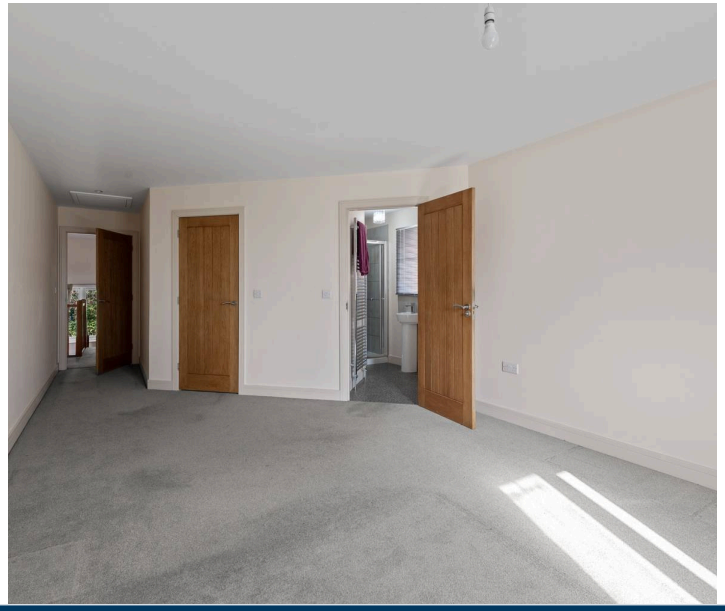
EN-SUITE
Having window to side elevation, chrome heated towel rail, extractor, vinyl flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.

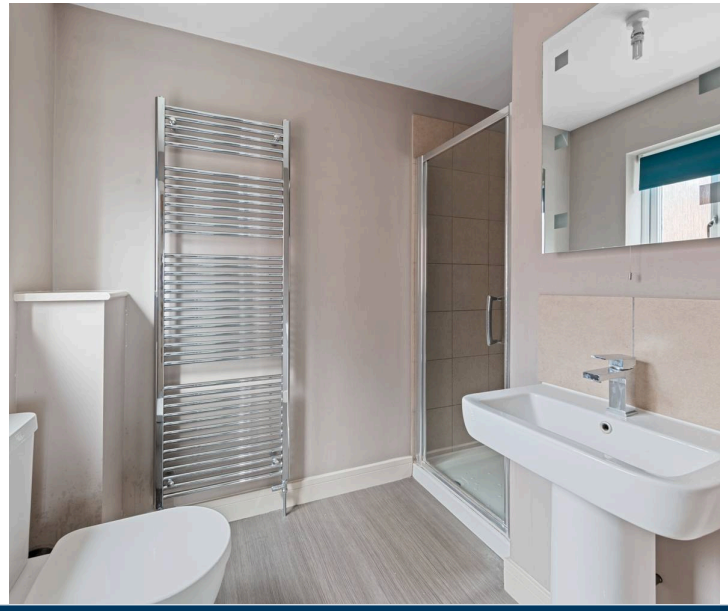
BEDROOM THREE
13' 3" x 10' 1" (4.05m x 3.07m)
Having window to rear elevation, radiator and television aerial connection point.

BEDROOM FOUR
14' 0" x 9' 9" (4.27m x 2.97m)
(max) Having window to side elevation, radiator and television aerial connection point.

BEDROOM FIVE
12' 0" x 10' 8" (3.65m x 3.25m)
Having window to front elevation, radiator and television aerial connection point.

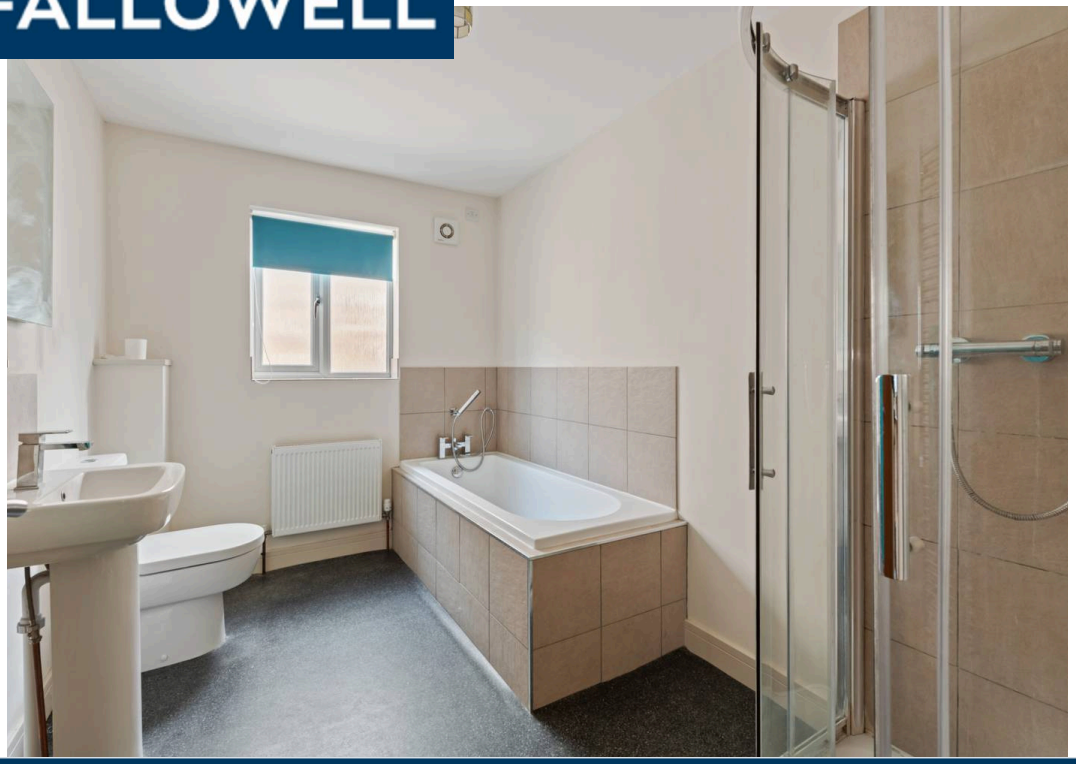
BATHROOM
Having window to side elevation, heated towel rail, radiator, extractor, tiled splashbacks and vinyl flooring. Fitted with a suite comprising: panelled bath with mixer tap & hand held shower attachment, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.





NEWTON FALLOWELL

NEWTON FALLOWELL



EXTERIOR

To the front of the property a block paved footpath leads to the front entrance door and a granite chip driveway provides ample off-road parking and leads to the:

DOUBLE GARAGE

20' 10" x 18' 6" (6.35m x 5.65m)

Having two up-and-over doors, light, power, service door to rear and gas fired boiler providing for both domestic hot water & heating.

REAR GARDEN

Being enclosed with side access. Laid to lawn with a block paved patio.

THE PLOT

The property occupies a plot of approximately 0.16 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 and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band F.

NEWTON FALLOWELL

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.

AGENT'S NOTES

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 whatever in relation to this property.

NEWTON FALLOWELL

Total area: approx. 244.1 sq. metres (2627.9 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

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