

NEWTON FALLOWELL

Chestnut Lodge, Cemetery Road, Bicker - PE20 3BT

£375,000

Chestnut Lodge, Cemetery Road

Bicker, Boston

Set within the highly desirable village of Bicker, this impressive detached home occupies a generous plot and enjoys open views across the countryside to the rear, offering a wonderful sense of space and privacy.

The well-proportioned accommodation is thoughtfully arranged, beginning with a welcoming entrance hall leading to a cloakroom, a comfortable lounge with a multi-fuel burner and a separate dining room, ideal for both everyday living and entertaining. The heart of the home is the spacious breakfast kitchen, complemented by a practical utility room and a bright sun room that provides a perfect spot to relax while overlooking the garden.

Upstairs, the property continues to impress with a superb master bedroom featuring an en-suite shower room and direct access to bedroom four, currently utilised as a stylish dressing room. Two further good-sized bedrooms are served by a family bathroom, complete with a separate shower.

Externally, the property boasts a driveway providing ample off-road parking, along with a fully enclosed rear garden, perfect for families or those who enjoy outdoor living. A standout feature is the versatile annexe, converted from the former double garage, which includes its own shower room and offers excellent potential for guest accommodation, a home office or independent living.

Additional benefits include gas central heating, solar panels for improved energy efficiency, and double glazing throughout.

This is a fantastic opportunity to acquire a spacious and versatile home in a sought-after village setting with beautiful open views.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









ACCOMMODATION
Part glazed side entrance door with windows to either side through to the:

ENTRANCE HALL
Having coved ceiling, radiator, wood effect flooring and staircase rising to first floor.

CLOAKROOM
Having window to side elevation, coved ceiling, radiator, wood effect flooring, close coupled WC and pedestal hand basin.

LOUNGE
24' 8" x 13' 6" (7.52m x 4.12m)
Having two windows to front elevation, further window to side elevation, coved ceiling, two radiators and fireplace with marble back, inset multi-fuel burner and stone surround. Double doors to the:

DINING ROOM
12' 10" x 12' 8" (3.90m x 3.86m)
Having two windows to side elevation, coved ceiling, two radiators and wood effect flooring.

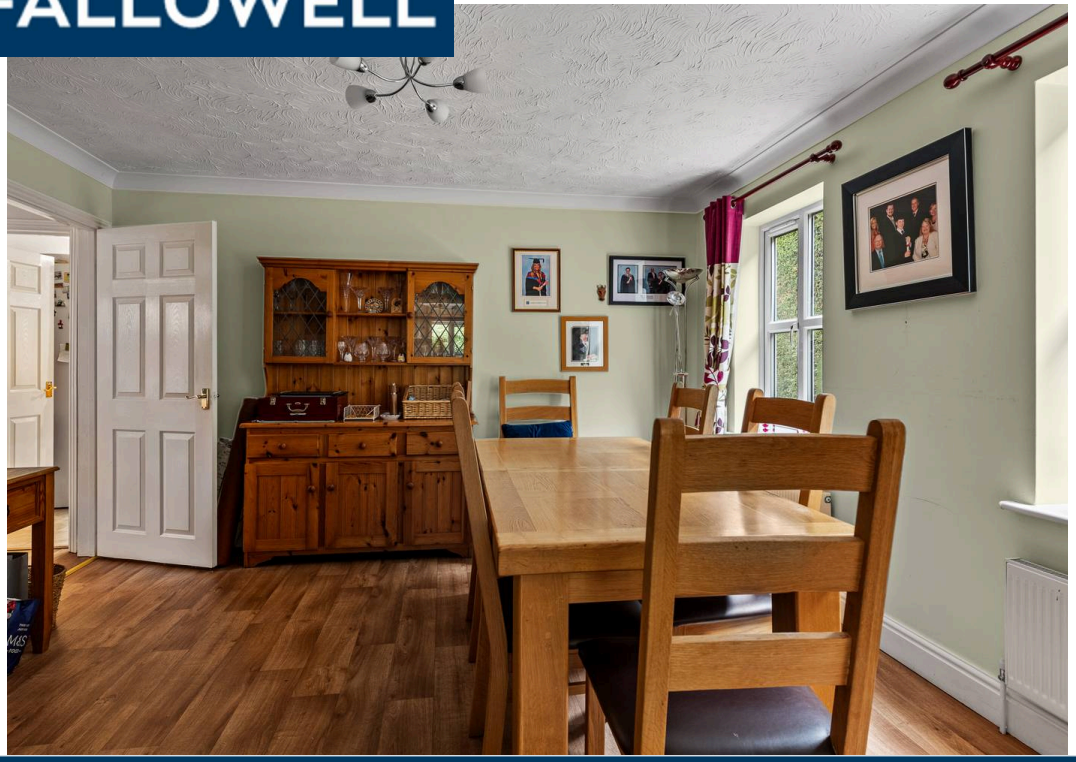
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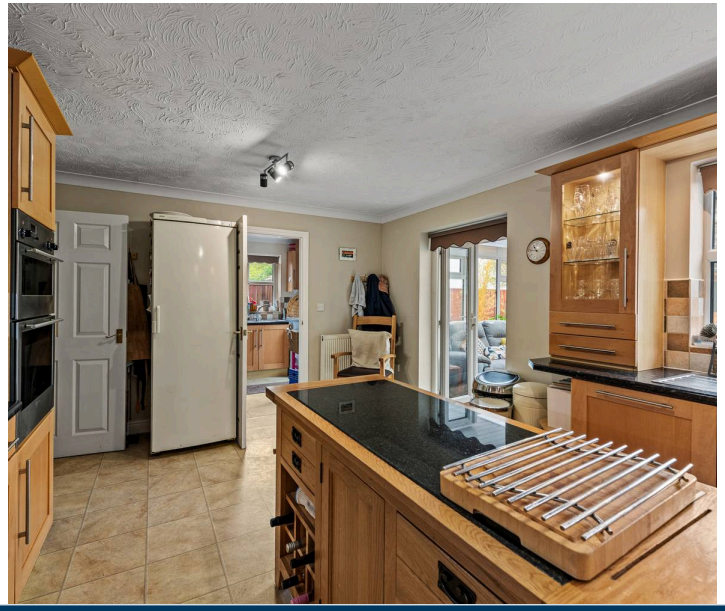

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BREAKFAST KITCHEN
16' 10" x 12' 0" (5.13m x 3.65m)
Having windows to side & rear elevations, french doors to the sun room, coved ceiling, radiator and tile effect laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher under, cupboard, glazed display unit & drawers under. Work surface return with cupboards & drawers under, cupboards over. Further work surface return with inset gas hob, cupboards & drawers under, cupboards & stainless steel extractor over, tall unit to side housing integrated electric double oven with cupboards under & over.

UTILITY
8' 6" x 7' 6" (2.60m x 2.29m)
Having window to side elevation, part glazed door to rear elevation, radiator and tile effect laminate flooring. Work surface with tiled splashback, inset 1 1/4 bowl stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards & gas fired boiler providing for both domestic hot water & heating over.

SUN ROOM
12' 10" x 10' 2" (3.91m x 3.10m)
Of sealed unit double glazed uPVC frame construction on brick walls. Having a skylight, inset ceiling spotlights and french doors to rear elevation.







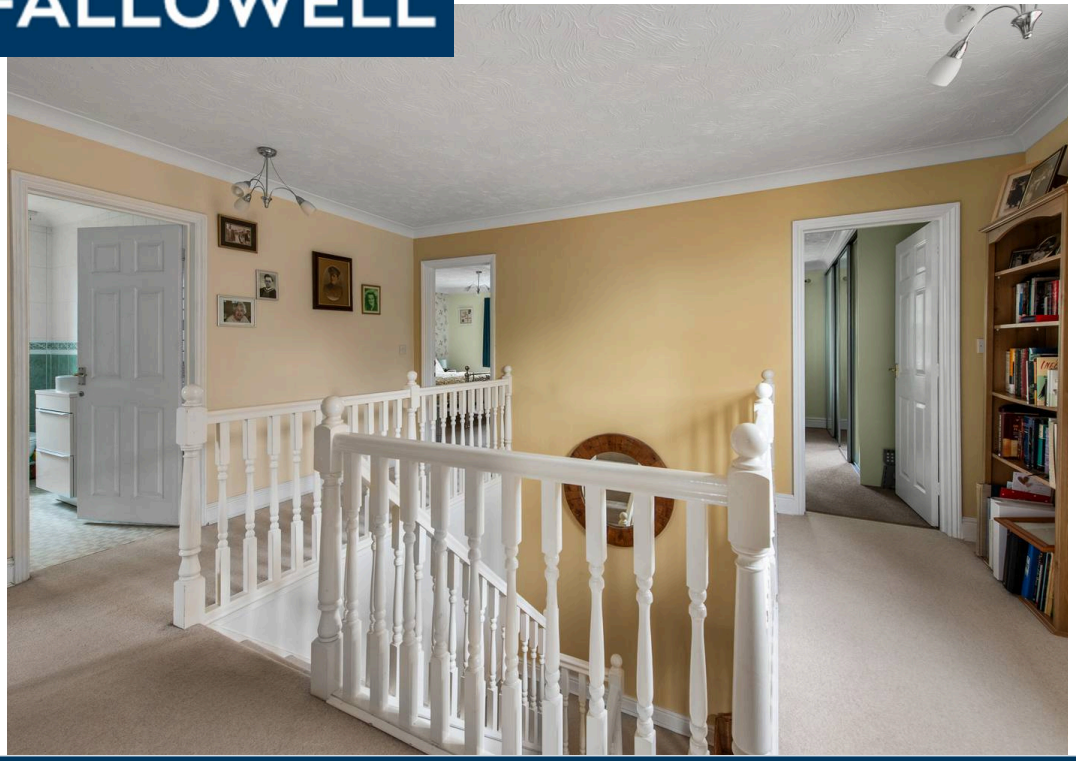
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FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, radiator, access to roof space with pull down ladder, lighting & extensive flooring and airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

13' 6" x 13' 0" (4.12m x 3.95m)

Having window to front elevation, coved ceiling, radiator and archway to bedroom four which is currently being used as a dressing room.

EN-SUITE

Having window to side elevation, coved ceiling, heated towel rail, extractor, vinyl flooring and tiled walls. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and hand basin.

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BEDROOM TWO
12' 2" x 11' 11" (3.70m x 3.62m)
Having window to rear elevation, coved ceiling and radiator.

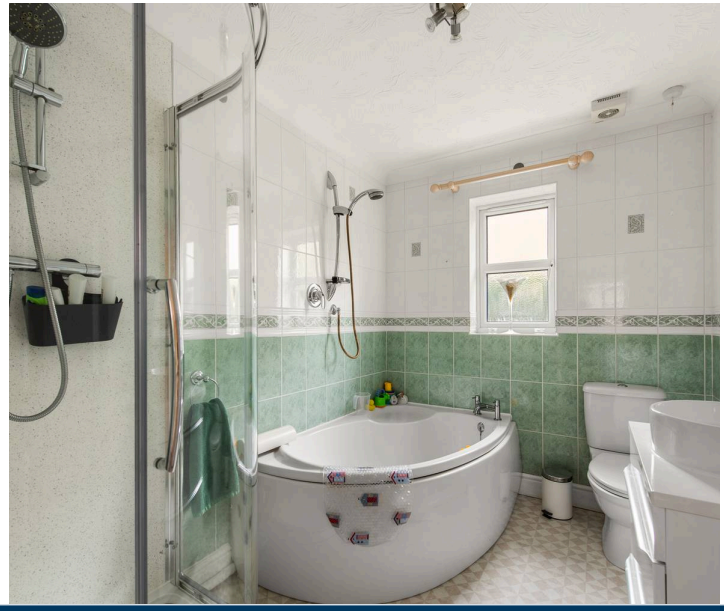
BEDROOM THREE
11' 11" x 10' 0" (3.62m x 3.04m)
(wardrobes in addition) Having window to rear elevation, coved ceiling, radiator and fitted wardrobes to one wall.

BEDROOM FOUR
13' 6" x 11' 4" (4.12m x 3.45m)
(max into wardrobes) Currently used as a dressing room and having window to front elevation, coved ceiling, radiator and fitted wardrobes to two walls with sliding doors.

BATHROOM
Having window to side elevation, coved ceiling, extractor, vinly flooring and fully tiled walls. Fitted with a suite comprising: panelled corner bath with shower fitting over, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with drawers under.







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EXTERIOR

To the front of the property there is a shaped lawn. A five bar gate leads to a block paved driveway which provides off-road parking extending to the side of the property.

REAR GARDEN

Being enclosed and laid to lawn with borders. Having a paved patio, shed with reinforced floor ideal for motorbikes and two further garden sheds.

ANNEXE

18' 7" x 17' 5" (5.66m x 5.32m)

Formerly a double garage and having a part glazed side entrance door, windows to front & rear, coved ceiling, wood effect flooring, work surface with inset stainless steel sink & drainer, cupboards under and access to loft space providing storage with lighting and flooring.

SHOWER ROOM

Having wood effect flooring, extractor, shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin with tiled splashback.

THE PLOT

The property occupies a plot of approximately 0.17 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.

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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 E.

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.

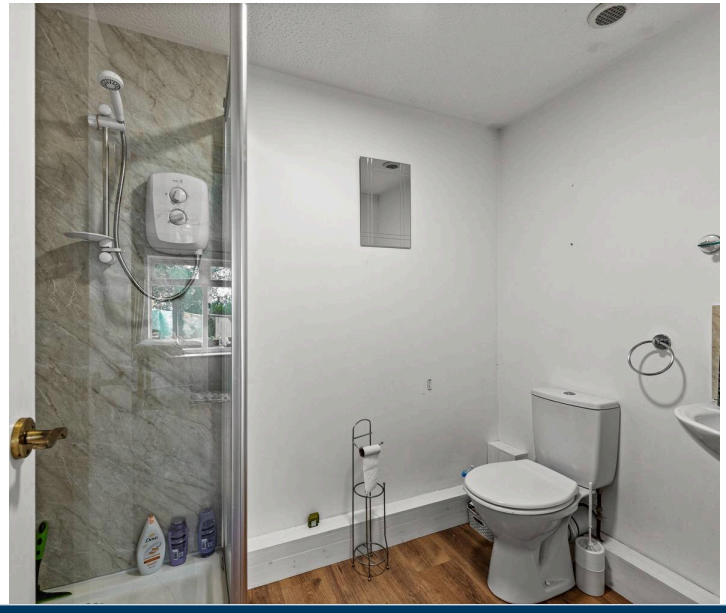
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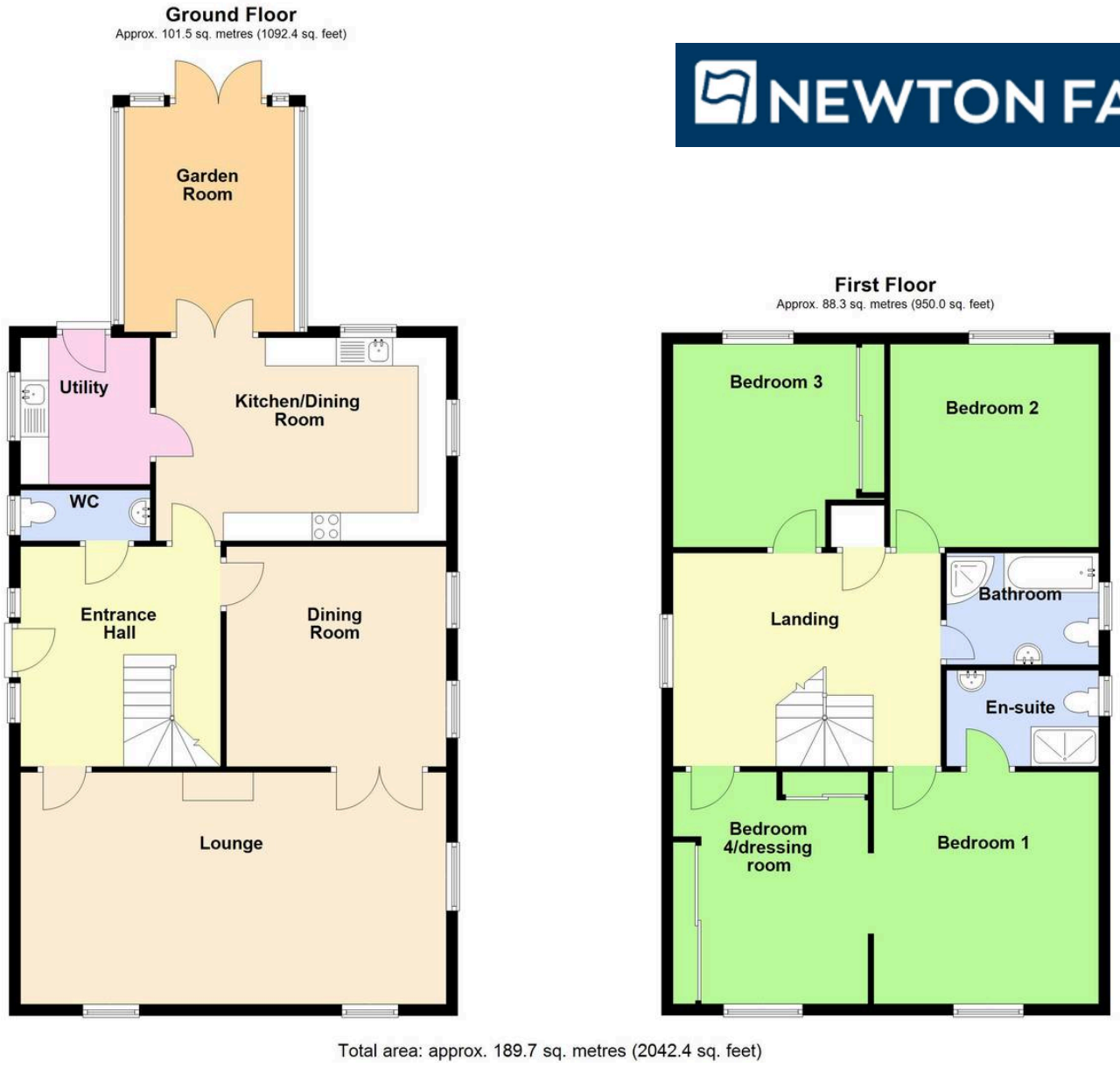




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Total area: approx. 189.7 sq. metres (2042.4 sq. feet)

Newton Fallowell Estate Agents

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