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ESTATE AGENTS

2 Manor Close, Sibsey, Boston PE22 0SL

Price £325,000

Enjoying an attractive position overlooking a tree-lined green, this Fred Peck-built bungalow is situated in one of the most sought-after locations in the popular village of Sibsey. With the generous proportions and quality of construction for which these homes are renowned, the property offers spacious, well-built accommodation, established gardens and a detached single garage, together with the benefit of no onward chain.

The accommodation includes three double bedrooms, one of which has been extended several years ago and benefits from a generous en-suite shower room. A large bay window provides a lovely outlook over the green from the sitting room, while the dining kitchen offers ample space for cooking and dining and is fitted with integrated appliances, including a dishwasher, oven, hob and refrigerator.

There are attractive gardens to both the front and rear, with the established rear garden enjoying a good degree of privacy. Well stocked with plants and shrubs, it offers seasonal colour and year-round interest, creating a peaceful yet convenient setting in which to relax and enjoy this desirable village location.

EPC – D

Council Tax Band - C





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Entrance Porch - which has a radiator and double doors leading through to the -

Entrance Hallway - A spacious hallway providing access to the main accommodation, with a loft hatch incorporating a ladder and light and an airing cupboard housing the gas-fired central heating boiler.

Lounge 18'0" x 13'5" (5.49m x 4.08m) A light reception room enjoying a dual aspect, with double-glazed windows to both the front and side, fitted with blinds. An attractive marble fireplace with an electric coal-effect fire provides a focal point, complemented by a combination of wall and ceiling light fittings. There are also two radiators, one of which has a decorative cover.

Dining Kitchen 18'0" x 10'5" (5.49m x 3.18m) Enjoying two double-glazed windows overlooking the rear garden, together with a partially glazed door providing direct access outside. The kitchen is fitted with a range of wooden-fronted cupboard and drawer units at both base and eye level, complemented by work surfaces incorporating a one-and-a-half bowl sink and drainer, with splashback tiling to the appropriate areas. Integrated appliances include a Miele dishwasher, electric double oven and grill, electric hob with extractor fan above, and an under-counter refrigerator. There is also space and plumbing for a washing machine. Recessed ceiling spotlights illuminate the kitchen area, whilst a pendant light fitting is positioned above the dining space.

Cloakroom comprises a low-level WC and wash basin, together with a tiled floor and double-glazed window to the rear aspect.

Bedroom One 11'9" x 9'5" (3.58m x 2.86m) A double bedroom enjoying windows to both the rear and side aspects, allowing plenty of natural light. The room also benefits from a radiator, wall light fittings and a door leading through to its private **En-Suite -**Fitted with a three-piece suite comprising a double shower enclosure, pedestal wash basin and low-level WC.

Bedroom Two 14'5" x 10'5" (4.40m x 3.18m) into cupboards - Another generous double bedroom with a double-glazed window to the front aspect, fitted blinds and a radiator. Particularly noteworthy is the excellent level of built-in storage, including a cupboard with hanging rail and shelving, together with further wardrobes featuring sliding doors and an extensive arrangement of hanging and shelving space.

Bedroom Three 11'4" x 9'5" (3.46m x 2.87m) - A further double bedroom enjoying a double-glazed window overlooking the rear garden and a radiator.

Bathroom - Fitted with a two-piece suite comprising a panelled bath and pedestal wash basin. The bathroom benefits from a tiled floor, half-height wall tiling, radiator and double-glazed window to the side aspect.

Outside Occupying an attractive position overlooking a green, the property is approached via an initial shared driveway, which branches off to provide its own private driveway. The front garden is principally laid to lawn, with established borders containing a variety of flowering plants and shrubs, creating an attractive approach to the property. **Detached Garage 19'1" x 9'6" (5.80m x 2.90m)** Benefits from an electrically operated remote-controlled door, power and lighting, together with a personnel door providing convenient access from the garden. **Rear Garden** is another appealing feature of the property, offering a wonderfully private and peaceful setting, being enclosed by timber fencing and enjoying a high degree of privacy without being overlooked by neighbouring properties. Mainly laid to lawn, the garden is surrounded by extensive, well-established borders which reflect the care and enthusiasm of the owners and includes a garden shed.















Main area: Approx. 107.3 sq. metres (1155.0 sq. feet)

Plus garages, approx. 16.8 sq. metres (181.4 sq. feet)

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