



# Copperfield, Spilsby Road

New Leake, Boston

Set on a generous plot in a pleasant semi-rural location, this spacious detached family home offers versatile and beautifully presented accommodation throughout. A porch opens into the welcoming entrance hall with a contemporary cloakroom off, while the generous lounge flows into a cosy snug area featuring a wood-burning stove. To the rear, an impressive garden room spans much property, creating a superb space for relaxing or entertaining whilst enjoying views over the garden. The ground floor is completed by an extensively fitted kitchen, ideal for modern family living.

Upstairs, there are four well-proportioned bedrooms and a stylish contemporary family bathroom. Outside, gated access leads to a substantial block-paved frontage providing ample off-road parking and access to the garage. The enclosed rear garden enjoys a good degree of privacy and features a timber-built workshop to the far rear.

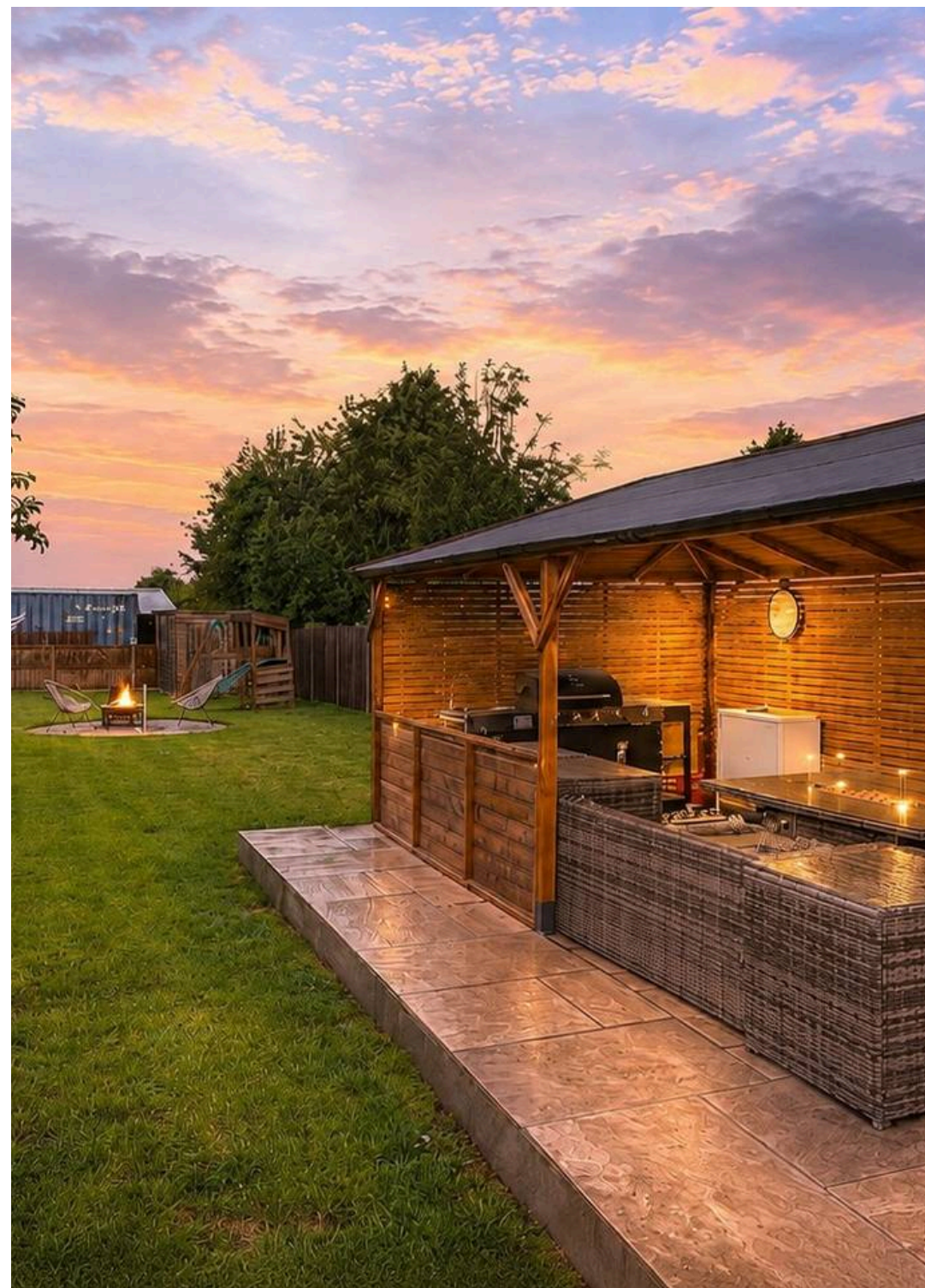
Further benefits include oil-fired central heating and double glazing. Situated in the popular village of New Leake, the property enjoys the best of rural Lincolnshire living, surrounded by open countryside yet conveniently located for the market towns of Boston and Spilsby, as well as the beautiful Lincolnshire Wolds, an Area of Outstanding Natural Beauty.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





#### **ACCOMMODATION**

Part glazed front entrance door with side screen through to the:

#### **PORCH**

Having window to side elevation and further part glazed door with side screen through to the:

#### **ENTRANCE HALL**

Having coved ceiling, radiator and staircase rising to first floor.

#### **CLOAKROOM**

Having window to side elevation, door to garage, heated towel rail, tile effect flooring, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

#### **LOUNGE**

25' 6" x 12' 5" (7.77m x 3.78m)

Forming two areas comprising:

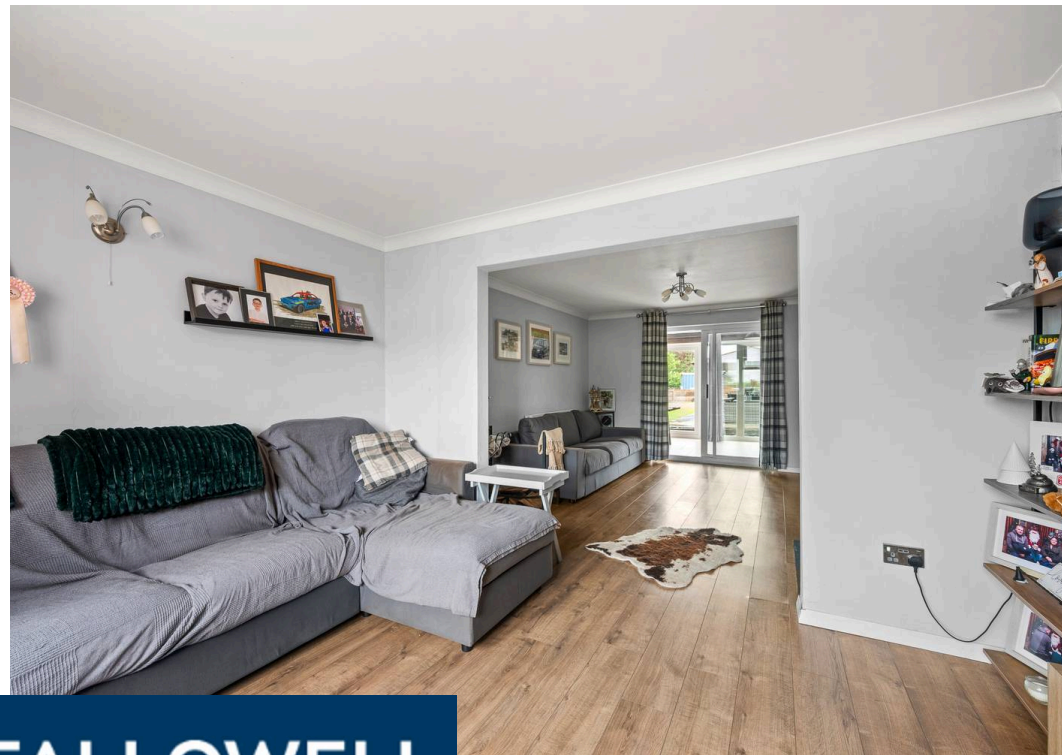
#### **SNUG AREA**

Having sliding doors to the garden/dining room, coved ceiling, radiator, laminate flooring and feature wood burner. Opening to the:

#### **SITTING ROOM**

Having window to front elevation, coved ceiling, radiator, wall light points and laminate flooring.





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**GARDEN/DINING ROOM**

21' 5" x 9' 0" (6.53m x 2.74m)

Having full height windows & french doors to rear elevation, radiator and tiled floor. Opening to the kitchen and door to the:

**UTILITY**

8' 11" x 5' 5" (2.71m x 1.65m)

Having window to rear elevation, part glazed door to side elevation, tiled floor, work surface with space & plumbing for automatic washing machine & tumble dryer under.



## KITCHEN

14' 4" x 10' 1" (4.37m x 3.07m)

Having window to side elevation and tiled floor with underfloor heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over. Further work surface return with cupboards & space for dishwasher under, cupboards over. Further work surface with cupboards under and cupboards over.





#### FIRST FLOOR LANDING

Having window to front elevation, coved ceiling and access to roof space.

#### BEDROOM ONE

14' 1" x 12' 5" (4.28m x 3.78m)

Having window to rear elevation, coved ceiling and radiator.





#### **BEDROOM TWO**

14' 4" x 10' 3" (4.37m x 3.12m)

Having window to rear elevation, coved ceiling and radiator.

#### **BEDROOM THREE**

12' 4" x 11' 0" (3.77m x 3.35m)

Having window to front elevation, coved ceiling and radiator.

#### **BEDROOM FOUR**

8' 2" x 7' 10" (2.48m x 2.39m)

Having window to front elevation, coved ceiling and radiator.

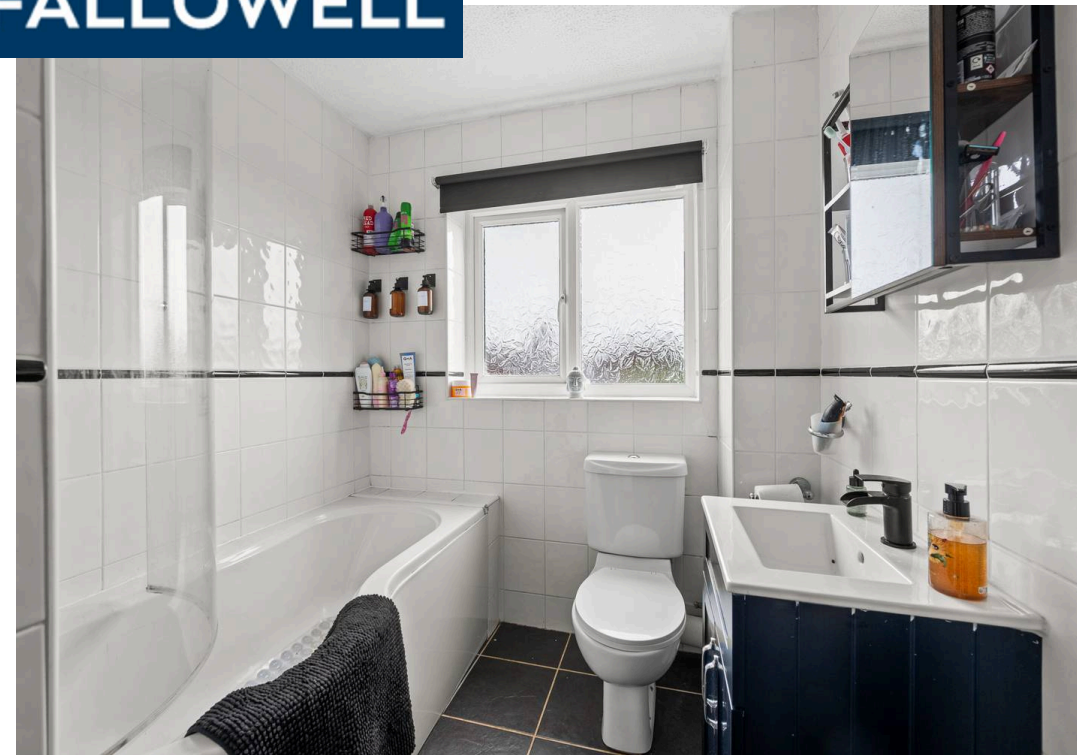
#### **BATHROOM**

Having window to side elevation, heated towel rail, built-in airing cupboard, tiled walls, tiled floor, shaped panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.





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## EXTERIOR

To the front of the property wrought iron gates open on to a block paved area which provides ample off-road parking leading to the:

## GARAGE

15'11" x 8'4" (4.86m x 2.55m)

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

## REAR GARDEN

Being enclosed and having a gravelled area, oil storage tank, covered seating area, extensive lawn with circular gravelled area suitable for a fire pit and garden shed.

Gated access to the far rear leads to an area which can be accessed by a vehicle via a driveway to the left hand side of the property. Featuring a garage/workshop with ample hardstanding to the side.

## GARAGE/WORKSHOP

25' 8" x 12' 5" (7.82m x 3.78m)

Of timber construction with double doors, service door to side, light and power.

## 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.





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### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an external oil fired boiler to the side of the property serving radiators and the property is double glazed. The current council tax is band C.

### 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.

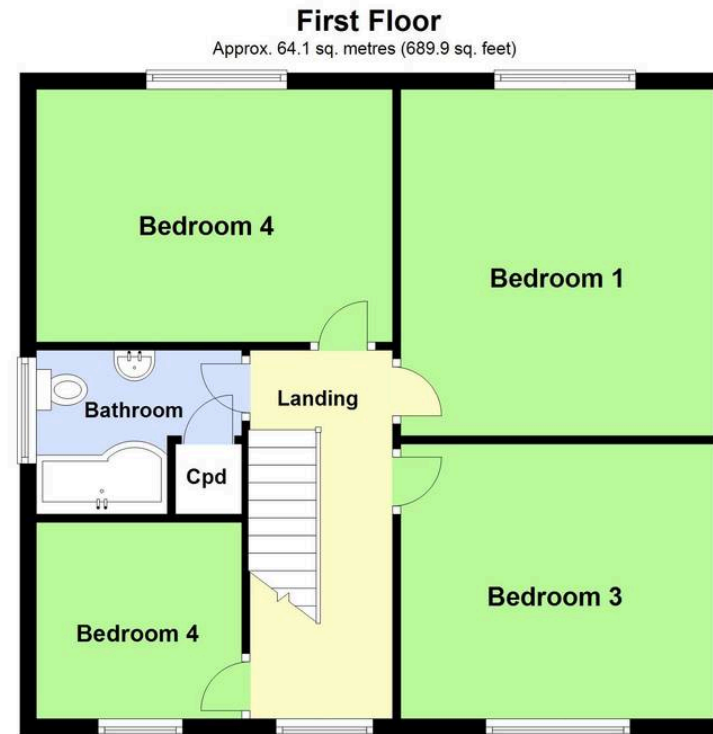
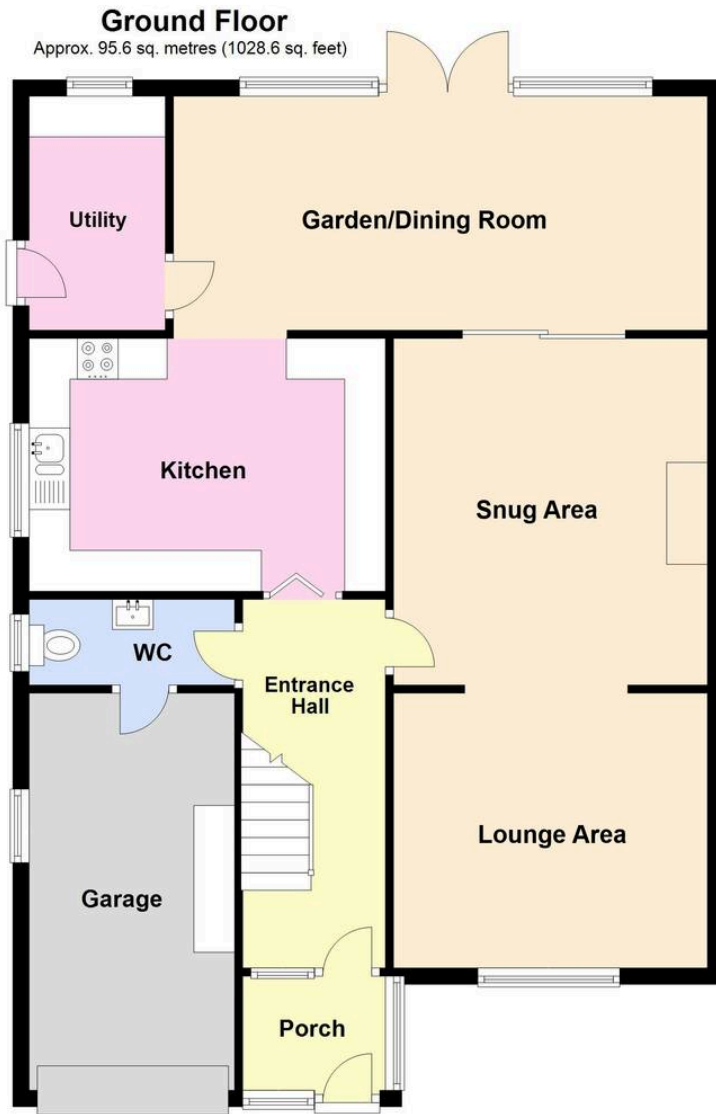


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Total area: approx. 159.7 sq. metres (1718.6 sq. feet)

## Newton Fallowell Estate Agents

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