



Shortlands, Station Road, Sibsey, Boston, PE22 0SA



Freehold

£325,000

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## Key Features

- Detached bungalow
- Four bedrooms
- Open plan lounge/kitchen
- Garden room & utility
- En-suite & shower room
- Driveway, car port & timber lodge
- Plot approx. 0.25 acre (STS)
- Far reaching view to rear
- EPC rating D





Set on a generous plot in the sought-after village of Sibsey, this attractive detached bungalow enjoys a delightful south-facing far reaching open outlook to the rear. The well-presented accommodation comprises a welcoming entrance hall, an open plan lounge featuring a multi-fuel burner with a fitted kitchen off, a side porch/utility and a bright garden room ideal for enjoying the garden and view beyond. The property offers a master bedroom with en-suite, three further bedrooms and a family bathroom.

Externally, the bungalow is set well back from the road, providing a sense of privacy, with ample off-road parking, car port and timber lodge ideal for a home office or hobby room. The enclosed gardens offer a wonderful space for relaxation and outdoor enjoyment.



#### ACCOMMODATION

Glazed side entrance door with side screen through to the:

#### ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, electric heater, American oak flooring, access to roof space, built-in double cupboard and built-in airing cupboard housing hot water cylinder.

#### OPEN PLAN LOUNGE/KITCHEN

6.2m x 5.79m (20'4" x 19'0")

(max) Forming areas comprising:

#### LOUNGE AREA

Having inset ceiling spotlights, American oak flooring and fireplace recess with inset multi-fuel burner. Opening to the garden room and opening to the:

#### KITCHEN AREA

Having two windows to side elevation, inset ceiling spotlights and American oak flooring. Fitted with a range of units with wood work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under. Further work surface with inset electric hob, integrated electric oven & cupboards under, stainless steel extractor over. Built in larder style cupboard with space for american style fridge/freezer to side.



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#### GARDEN ROOM

6.42m x 2.63m (21'1" x 8'7")

Having sliding doors & windows to rear elevation, further window to side elevation and American oak flooring.

#### SIDE PORCH/UTILITY

2.29m x 1.41m (7'6" x 4'7")

Having windows to side & rear elevation, part glazed door to front elevation, space & plumbing for automatic washing machine.



#### MASTER BEDROOM

4.63m x 2.53m (15'2" x 8'4")

Having window to front elevation and electric storage heater.

#### EN-SUITE

2.29m x 1.41m (7'6" x 4'7")

Having window to rear elevation, heated towel rail, shower enclosure with shower fitting, close coupled WC and vanity hand basin with cupboard under.

#### BEDROOM TWO

3.45m x 3.27m (11'4" x 10'8")

Having window to front elevation, coved ceiling with inset ceiling spotlights and electric storage heater.

#### BEDROOM THREE

3.41m x 2.83m (11'2" x 9'4")

Having window to front elevation, inset ceiling spotlights and electric storage heater.

#### BEDROOM FOUR

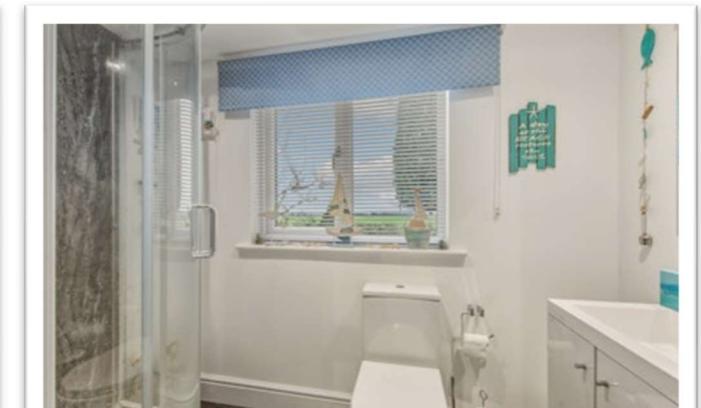
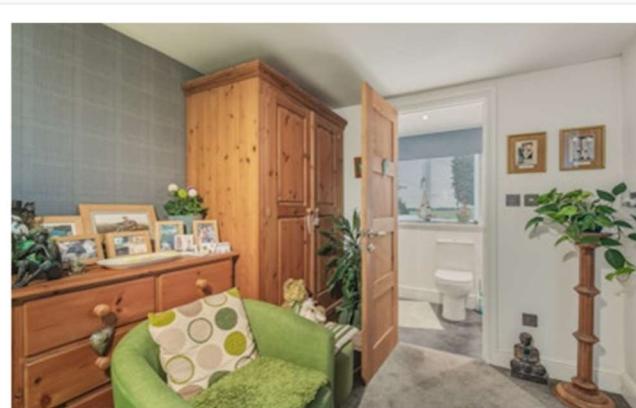
2.76m x 2.25m (9'1" x 7'5")

Having window to side elevation, inset ceiling spotlights and electric storage heater.

#### BATHROOM

2.74m x 1.77m (9'0" x 5'10")

Having window to side elevation, inset ceiling spotlights, tiled floor with underfloor heating, tiled walls, panelled bath with electric shower fitting & anti-splash screen, close coupled WC and vanity hand basin with cupboard under.





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## EXTERIOR

A five bar gate opens to a gravelled driveway which provides off-road parking leading to the car port. To the front of the property there is a gravelled area with gated access to the side of the property where there is a covered paved area which gives access to the side entrance door. To the rear of the property there is a block paved area with an open view over the farmland beyond.

## CAR PORT

5.92m x 2.99m (19'5" x 9'10")

Timber framed with light and power.

## TIMBER LODGE

4.17m x 4.11m (13'8" x 13'6")

Insulated with windows, light and power.

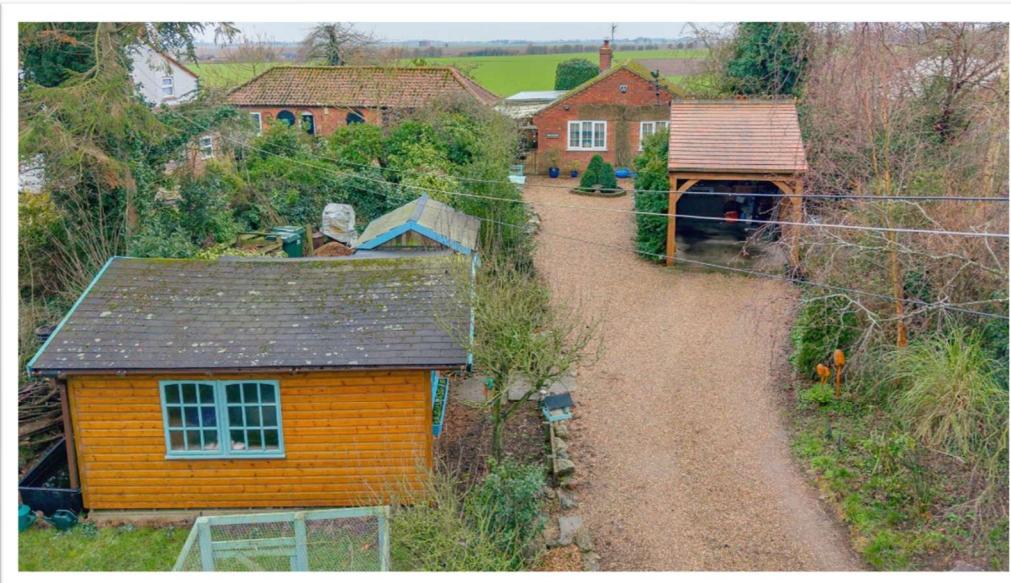
## THE PLOT

The property occupies a plot of approximately 0.25 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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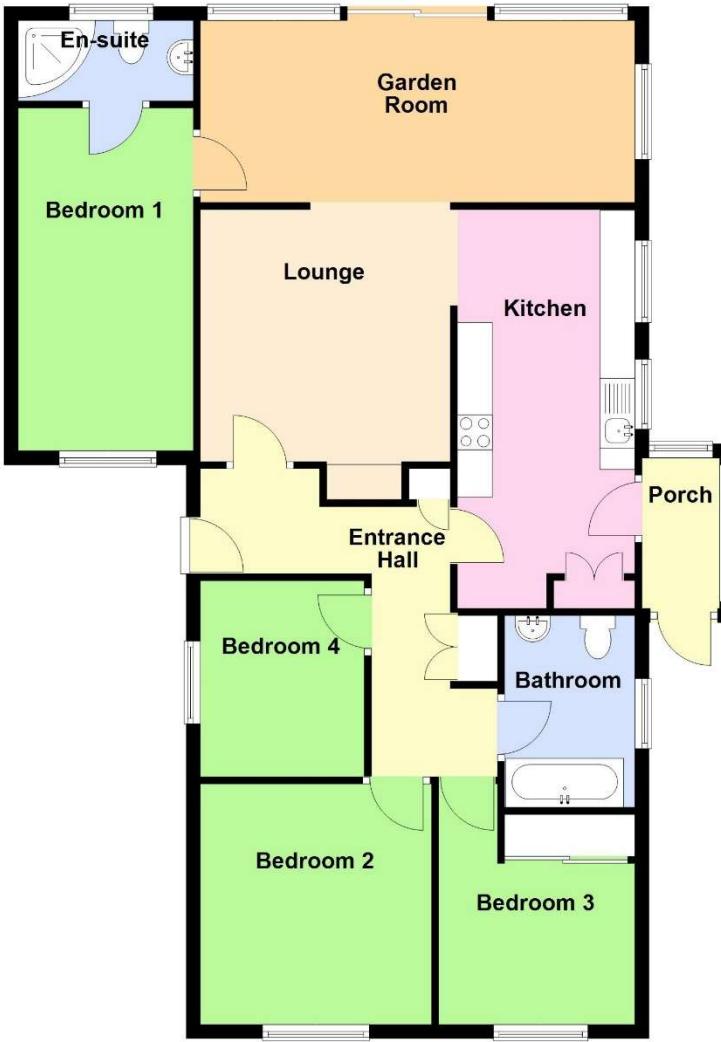


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*Photos from the current owner*



Total area: approx. 107.6 sq. metres (1158.0 sq. feet)

#### SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage heaters and underfloor heating in the bathroom. The property is double glazed. The current council tax is band C. The property also has two outside security lights plus an alarm system.

#### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

#### 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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#### AGENT'S NOTES

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