



 **NEWTON**
FALLOWELL

15 Millers Gate, Sibsey – PE22 0TP
£425,000

15 Millers Gate

Sibsey, Boston

Presenting a spacious and well-appointed four bedroom detached house, this impressive family home is situated in a popular village location and offers generous living accommodation throughout.

The property welcomes you with a bright entrance hall that leads to a comfortable lounge, perfect for relaxing or entertaining guests, as well as a separate study that provides an ideal space for home working or quiet reading. The ground floor also features a versatile conservatory, offering additional living space with plenty of natural light and a formal dining room that is well suited for family meals and special occasions. The kitchen is fitted with a range of modern units and complemented by a breakfast room that is ideal for informal dining, while a separate utility room provides practical space for laundry and additional storage. A useful cloakroom completes the ground floor.

Upstairs, the property boasts four generously sized bedrooms, including a master bedroom with an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom with a separate shower.

The property is set on a plot of approximately 0.20 acre (subject to survey), providing ample space for family living. Additional features include a double garage and a driveway, offering secure off-road parking for several vehicles. The location is particularly desirable, with the village setting providing a peaceful environment and a strong sense of community, while local amenities, schools and transport links are within easy reach. This well maintained home is ideal for families seeking a blend of spacious accommodation, flexible living spaces and a sought after village address. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

Council Tax band: F

Tenure: Freehold

EPC Rating: C

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ACCOMMODATION

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

ENTRANCE HALL

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

LOUNGE

18' 0" x 14' 4" (5.49m x 4.38m)

Having two windows to front elevation, two windows to side elevation, coved ceiling, two radiators and fireplace with marble back & hearth and inset multi-fuel burner.

STUDY

12' 0" x 9' 11" (3.65m x 3.02m)

Having coved ceiling, radiator and part glazed door & windows to the:

CONSERVATORY

11' 0" x 8' 6" (3.36m x 2.60m)

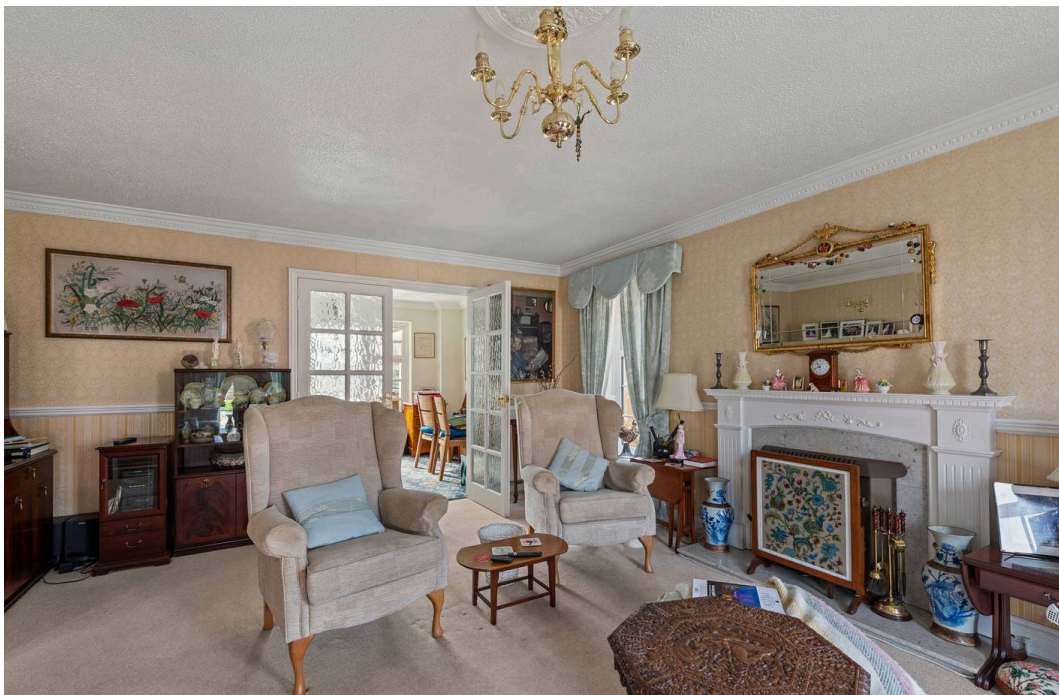
Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof and french doors to the garden.

DINING ROOM

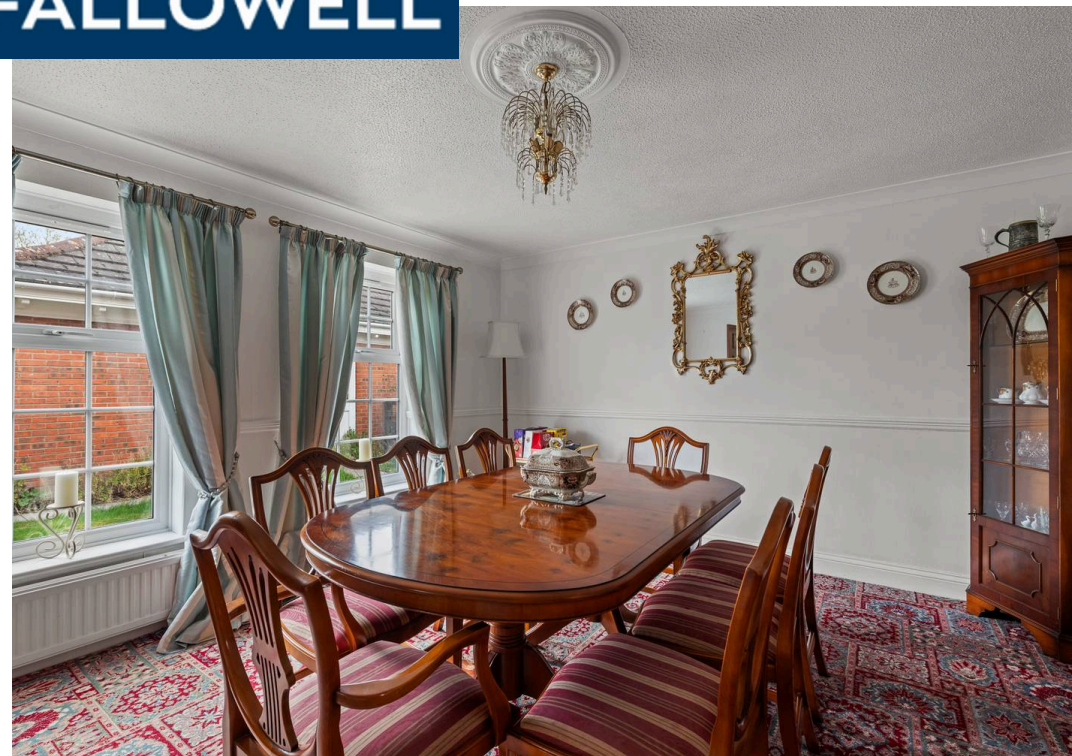
14' 6" x 13' 0" (4.41m x 3.97m)

Having two windows to front elevation, coved ceiling and radiator.





 **NEWTON FALLOWELL**



BREAKFAST KITCHEN

13' 4" x 11' 11" (4.07m x 3.62m)

Having window to rear elevation, coved ceiling, radiator and tiled floor. Fitted with a range of granite base & wall units with work surfaces & upstands comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, tray recess & space for dishwasher under, cupboards over. Work surface return with cupboard & drawers under, cupboards over. Further work surface return with inset gas & electric hob, cupboard & drawers under, cupboards & concealed extractor over. Tall unit to side housing integrated electric oven & microwave with cupboards under & over.

BREAKFAST ROOM

14' 0" x 9' 3" (4.27m x 2.82m)

(max) Having window to rear elevation, coved ceiling and radiator.

UTILITY

9' 8" x 7' 9" (2.95m x 2.36m)

Having window & part glazed door to side elevation, coved ceiling, tiled floor, wall mounted gas fired boiler providing for both domestic hot water & heating, granite work surface with inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine under and larder cupboard.

CLOAKROOM

Having window to rear elevation, coved ceiling, radiator, tiled floor, hand basin inset to vanity unit and WC with concealed cistern.



GALLERIED FIRST FLOOR LANDING

Having window to front elevation, coved ceiling, radiator, access to roof space and airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

17' 11" x 14' 6" (5.47m x 4.42m)

Having two windows to front elevation, two windows to side elevation, coved ceiling and radiator.

EN-SUITE

Having window to rear elevation, coved ceiling, extractor and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.

BEDROOM TWO

14' 6" x 13' 0" (4.42m x 3.97m)

Having two windows to front elevation, coved ceiling and radiator.

BEDROOM THREE

13' 5" x 9' 11" (4.10m x 3.01m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM FOUR

12' 11" x 10' 0" (3.93m x 3.04m)

(max) Having window to rear elevation, coved ceiling and radiator.

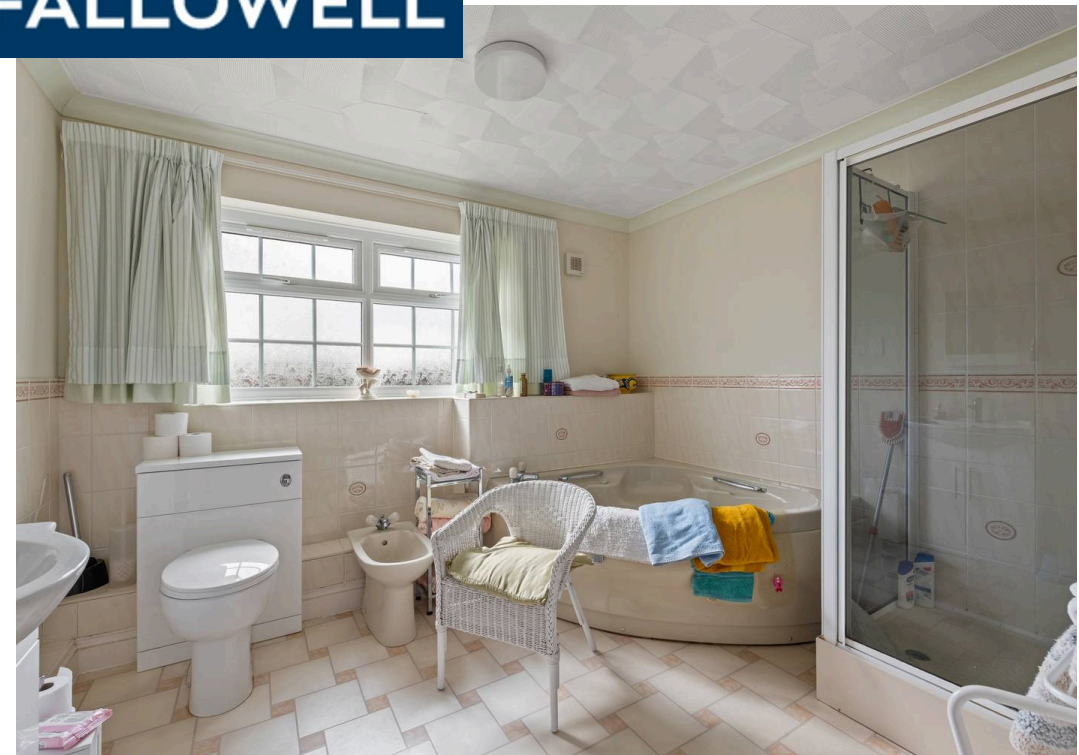
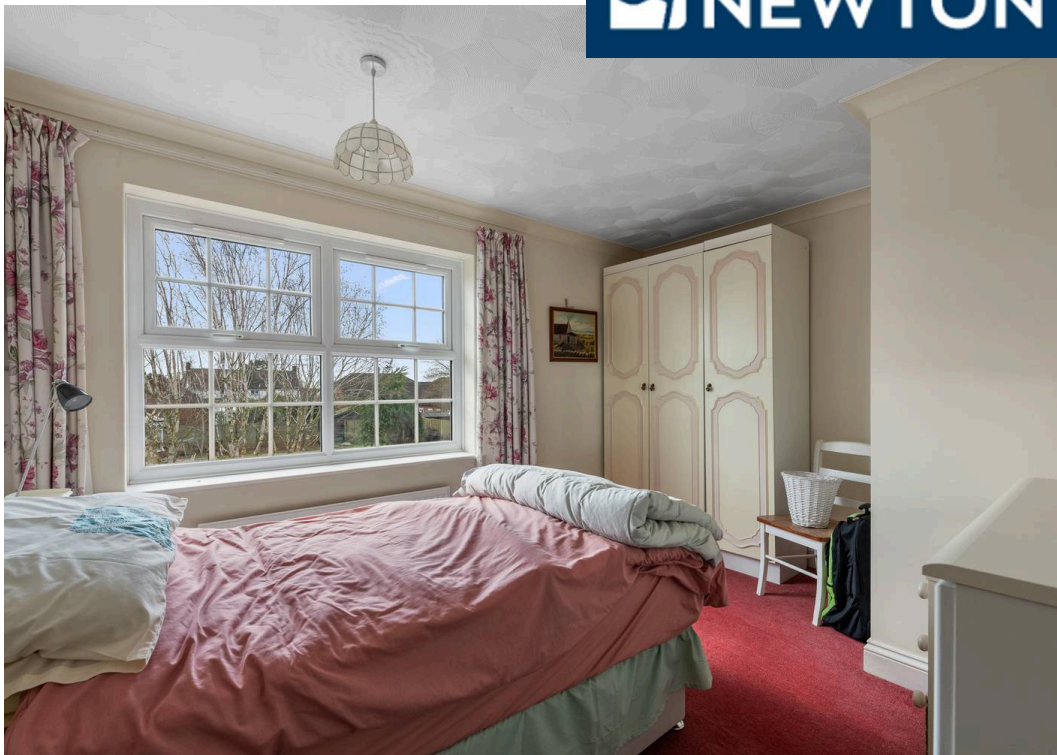
BATHROOM

Having window to rear elevation, coved ceiling, radiator, half tiled walls, extractor and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, corner bath, bidet, hand basin inset to vanity unit and WC with concealed cistern.





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EXTERIOR

To the front of the property there is a lawned garden. A gravelled driveway provides off-road parking and leads to the:

DOUBLE GARAGE

17' 4" x 17' 3" (5.29m x 5.27m)

Having two up-and-over doors, two windows to front, part glazed door to rear, light and power.

REAR GARDEN

Being south facing and enclosed with access from both sides. Having a shaped lawn and outside tap.

THE PLOT

The property occupies a plot of approximately 0.20 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.



LIFETIME LEGAL

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AGENT'S NOTES

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Ground Floor
Approx. 114.7 sq. metres (1235.0 sq. feet)



First Floor
Approx. 102.5 sq. metres (1103.2 sq. feet)



Total area: approx. 217.2 sq. metres (2338.2 sq. feet)

Newton Fallowell Estate Agents

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