



Fieldview

Main Road, Sibsey

Enjoying an attractive open outlook to the front, this well-presented semi-detached home is situated in the popular village of Sibsey and offers comfortable family living throughout. The accommodation comprises an entrance hall, spacious lounge with a cosy multi-fuel burner, fitted dining kitchen, utility room and cloakroom to the ground floor. Upstairs, the property offers a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, there is off-road parking to the front and a fully enclosed rear garden, ideal for children and pets. Further benefits include gas central heating and double glazing.

Sibsey is a thriving and well-served village with a range of everyday amenities including a primary school, convenience stores, post office, doctors' surgery, pubs and cafés. Surrounded by attractive Lincolnshire countryside, it offers a welcoming community atmosphere whilst remaining just a short drive from the market town of Boston, providing excellent access to a wider range of shopping, schooling and leisure facilities.

Council Tax band: B

Tenure: Freehold





ACCOMMODATION

Part glazed front entrance door through to the:

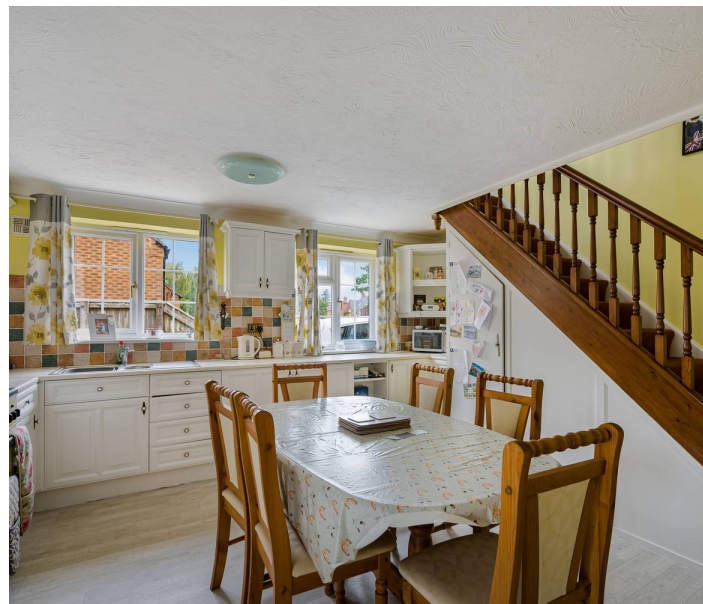
HALL

With door to the:

LOUNGE

17' 1" x 15' 1" (5.20m x 4.60m)

Having bay window to front elevation, coved ceiling, radiator and brick-built fireplace with inset multi-fuel burner.



DINING KITCHEN

15' 5" x 14' 9" (4.70m x 4.50m)

Having two windows to side elevation, coved ceiling, radiator, wood effect flooring and staircase rising to first floor with understairs storage cupboard. 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, drawers & shelving under, cupboard over. Work surface return with space for gas cooker, cupboards & drawer under, cupboards & extractor over, tall unit to side housing integrated fridge/freezer with open-ended shelving to side. Further work surface return with cupboard under, open-ended shelving over.

UTILITY

11' 2" x 6' 3" (3.40m x 1.90m)

Having window & part glazed door to rear elevation, coved ceiling, extractor, wood effect flooring, stainless steel sink unit with cupboard under, space & plumbing for automatic washing machine and gas fired boiler providing for both domestic hot water & heating.

CLOAKROOM

Having window to side elevation, coved ceiling, wood effect flooring, part tiled walls, close coupled WC and hand basin.



NEWTON FALLOWELL



FIRST FLOOR LANDING

Having window to side elevation and radiator.

MASTER BEDROOM

13' 5" x 9' 0" (4.10m x 2.75m)

Having window to rear elevation and radiator.

EN-SUITE

5' 11" x 5' 9" (1.80m x 1.75m)

Having window to side elevation, radiator, part tiled walls, fully tiled shower enclosure with shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

15' 1" x 8' 6" (4.60m x 2.60m)

Having window to front elevation and radiator.

BEDROOM THREE

15' 1" x 8' 2" (4.60m x 2.50m)

Having window to front elevation and radiator.

BATHROOM

7' 3" x 5' 9" (2.20m x 1.75m)

Having window to side elevation, radiator, part tiled walls, panelled bath, close coupled WC and pedestal hand basin.



NEWTON FALLOWELL



EXTERIOR

To the front of the property there is a paved garden with inset shrubs and a wrought iron gate leads to a footpath to the front entrance door. A pair of wrought iron gates open on to a gravelled driveway which provides off-road parking leading to gated access to the:

REAR GARDEN

Being enclosed and having a paved patio, gravelled area leading to a large lawned garden with borders and a garden shed.

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 B.

LIFETIME LEGAL

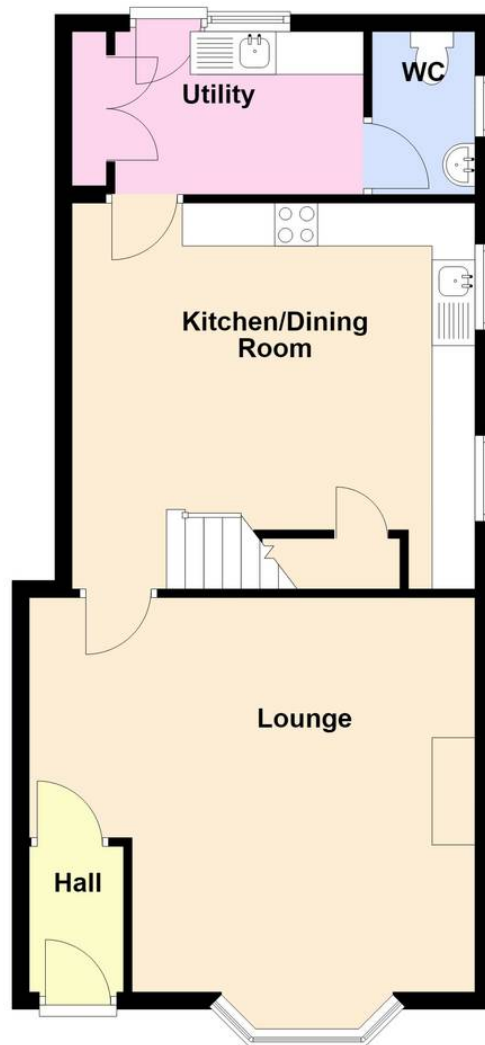
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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.





Ground Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



Total area: approx. 109.0 sq. metres (1173.5 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.