



Greenacres, Northlands, Sibsey, Boston, PE22 0UA



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Freehold

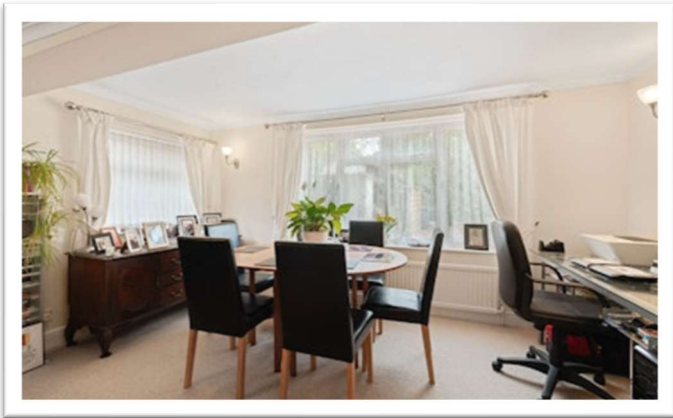
Offers over £350,000



## Key Features

- Detached house with annexe
- Main house with three bedrooms
- One bedroom annexe
- Over 2,300 sq.ft. of accommodation in total
- Ample off-road parking
- Plot approx. 0.33 acre (STS)
- Semi-rural village location
- EPC rating E





A detached house with annexe accommodation set in a semi-rural location with easy access to the A16 and between the villages of Sibsey and Stickney. On a plot of approximately 0.33 acre, subject to survey and having over 2,300 square feet of accommodation.

The main house has an entrance hall, cloakroom, lounge/diner and kitchen with pantry off to ground floor. Three bedrooms and bathroom to first floor. The attached annex has a dining kitchen, lean-to conservatory, lounge, bedroom and bathroom.

Outside the property has a gravelled area to the front which provides ample off-road parking and there is an established enclosed garden to the rear. The property benefits from oil fired central heating and double glazing.



#### ACCOMMODATION

Front entrance door through to the:

#### ENTRANCE HALL

Having internal window overlooking the lounge/diner, coved ceiling, radiator and staircase rising to first floor.

#### CLOAKROOM

Having radiator, close coupled WC and hand basin.

#### LOUNGE/DINER

8.49m x 4.08m (27'11" x 13'5")

Having windows to front & side elevations, french doors to rear elevation & garden, coved ceiling with feature beams, radiator, wall light points and inglenook style fireplace with dog grate & copper canopy.

#### KITCHEN

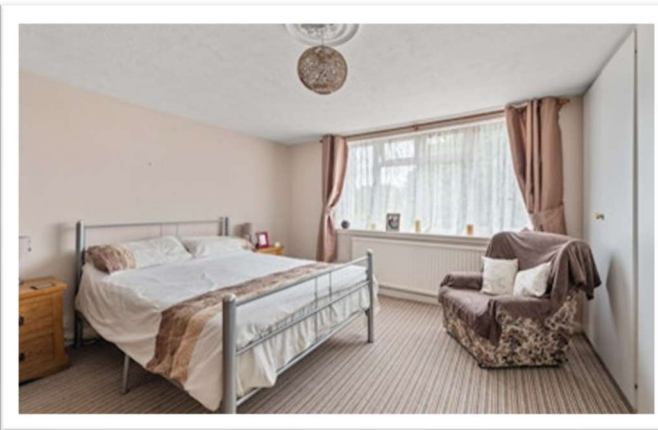
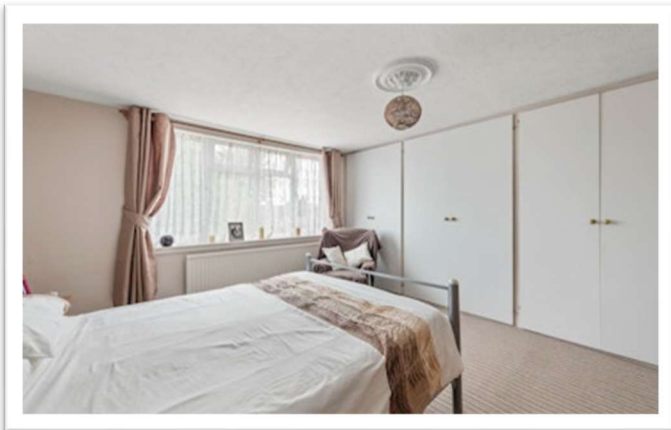
4.13m x 3.64m (13'6" x 11'11")

Having window & part glazed door to rear elevation, feature beams to ceiling, radiator, tile effect vinyl flooring and pantry off with window to rear elevation. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboards over. Work surface return with cupboard under, cupboards over. Breakfast bar to side, further work surface with cupboard & tray recess under, cupboard & wine rack over. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards over. Further work surface with cupboard under and space for upright fridge/freezer to side.



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### FIRST FLOOR LANDING

Having window to rear elevation.

### BEDROOM ONE

4.19m x 3.55m (13'8" x 11'7")

Having window to front elevation, radiator and built-in wardrobes to one wall.

### BEDROOM TWO

4.1m x 3.29m (13'6" x 10'10")

Having window to front elevation, radiator and built-in cupboard.

### BEDROOM THREE

2.82m x 2.72m (9'4" x 8'11")

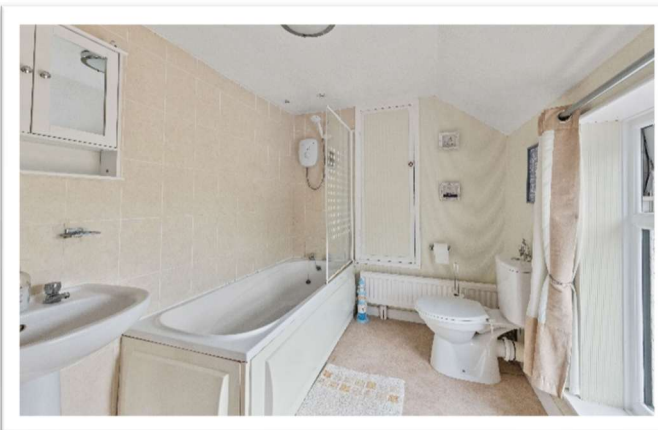
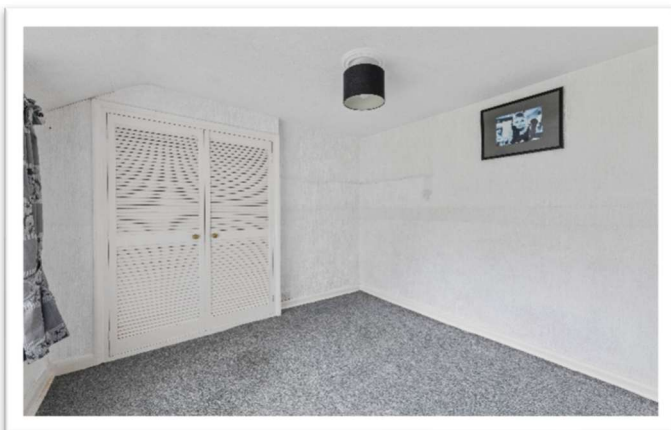
Having window to rear elevation, radiator and built-in wardrobe.



### BATHROOM

3.55m x 1.98m (11'7" x 6'6")

Having window to rear elevation, radiator, part tiled walls, vinyl flooring and built-in cupboard. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



## ANNEXE

From the entrance hall a door leads to a lobby where there is the oil fired boiler providing for both domestic hot water & heating and a door to the:

## DINING KITCHEN

7.51m x 4.31m (24'7" x 14'1")

Having window & door to front elevation, window to rear overlooking the lean-to conservatory, radiator and vinyl flooring to kitchen area. Kitchen area is fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over, tall unit to side.

## LEAN-TO CONSERVATORY

3.95m x 2.88m (13'0" x 9'5")

Of timber frame construction with polycarbonate roof and sliding doors to side & rear elevations.

## LOUNGE

5.47m x 3.72m (17'11" x 12'2")

Having sliding doors to rear elevation & garden, window to side elevation overlooking the lean-to conservatory, coved ceiling, two radiators and fireplace with marble back & hearth, inset electric fire and wooden surround.

## BEDROOM

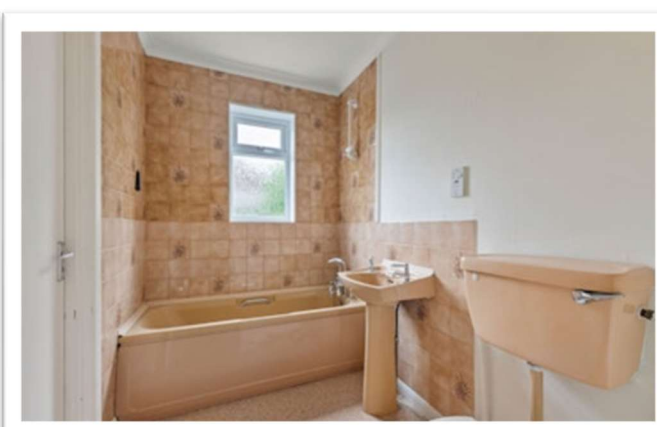
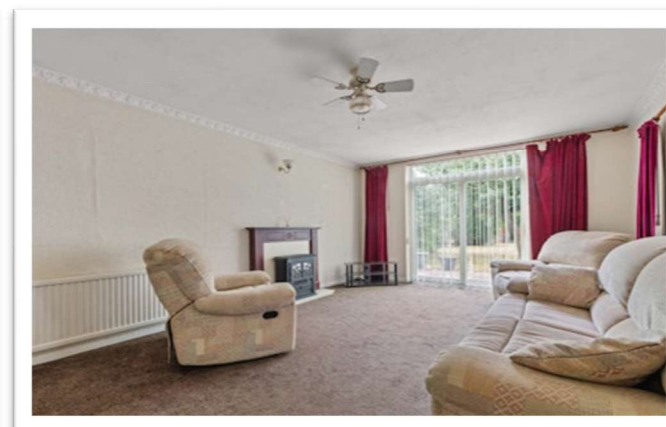
4.07m x 3.15m (13'5" x 10'4")

Having window to front elevation, radiator and built-in cupboards to either side of double bed space.

## BATHROOM

2.67m x 1.67m (8'10" x 5'6")

Having window to side elevation, coved ceiling, radiator, tiled splashbacks, vinyl flooring, shaver point, panelled bath with mixer tap & hand held shower attachment, low level WC and pedestal hand basin.



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### EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking & hardstanding with a log store and an oil storage tank.

### REAR GARDEN

Being enclosed and having a large paved patio, lawn beyond with established shrubs & trees, garden shed, workshop and greenhouse.

### THE PLOT

The property occupies a plot of approximately 0.33 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.

### SERVICES

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



## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

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 whatever in relation to this property.

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# Floorplan

## Ground Floor

Approx. 155.7 sq. metres (1676.0 sq. feet)



## First Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



Total area: approx. 213.7 sq. metres (2300.6 sq. feet)



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