





# Chartwell House

Set on the outskirts of Boston along Freiston Road, this impressive, detached home is new to the market and offers exceptional space, flexibility, and kerb appeal—perfectly suited to modern family living.

The property has been thoughtfully extended on two occasions, made possible by the previous owners' purchase of an additional plot of land retained on its own title, resulting in a home of substantial proportions. Internally, the accommodation includes four generous bedrooms and three versatile reception rooms, highlighted by a superb 29ft family room to the rear. Flooded with natural light, this outstanding space features a vaulted ceiling and bi-fold doors opening directly onto the patio and garden, creating a seamless connection between indoor and outdoor living.

Practicality has been carefully considered with a ground-floor shower room and a family bathroom on the first floor, making the layout ideal for growing families.

Externally, the property continues to impress with a large double garage fitted with an electric door, alongside a spacious driveway providing ample parking—ideal for buyers with multiple vehicles, vans or a motorhome. This is a rare opportunity to acquire a substantial, well-located family home offering both space and potential in a highly desirable setting close to local amenities and within walking distance of the town centre.

- Extended, Semi-detached Family Home
- Four Bedrooms & Three Reception Rooms
- 29' Family Room With Bifold Doors
- Extensive Surrounding Gardens
- Double Garage Electric Door
- Bathroom & Shower Room
- EPC 'D' 65.
- Council Tax 'C'











Entrance via an arched canopy porch with sensor light and outside electric point. A uPVC obscure-glazed door leads into the:

**Entrance Hall** – Radiator, stairs to the first floor with under stairs cupboard and doors arranged off the hall to:

**Lounge 14'6 x 13'3 into bay red. to 10'11 (4.42m x 4.04m red. to 3.33m)** – The lounge has uPVC bay window to the front, two wall lights, polished floor (beneath carpet) and an inset stove-style gas-fire with brick surround.

**Dining Room 15'6 x 8'11 (4.72m x 2.72m)** – Having uPVC French doors leading out to the rear courtyard, a brick style fire surround and radiator.

**Kitchen 10'11 x 9'2 (3.33m x 2.79m)** – With uPVC window to the side, tiled floor and radiator. The kitchen comprises a range of fitted cupboard and drawer units at both base and eye level with work surfaces having an inset one-and-a-half bowl stainless steel style sink/drainer with mixer tap and four ring gas hob with extractor canopy. Further appliances include eye level oven and grill, integral full-size dishwasher, fridge, washing machine and tumble dryer and feature arch through to the family room extension.

**Wet Room** – The walk-in wet room has a non-slip floor and comprises a suite of low flush WC, wash hand basin and fixed rain shower as well as hand held shower attachment. The walls are almost fully tiled, with a radiator and extractor fan.



**Family Room 29'8 x 12'11 (9.04m x 3.94m)** – Undoubtedly one of the highlights of the accommodation, the family room is a lovely size for entertaining and features a striking vaulted ceiling with skylights, air-conditioning, radiators, dining space with French doors and bifold doors which open out to the courtyard and gardens and have remote control lighting illuminating the courtyard area.

**First Floor Landing** – uPVC window to the rear, loft access and an airing cupboard housing a combination gas fired boiler (fitted in 2023). The landing opens into a useable area of 13'2 x 8'11 (4.01m x 2.72m) which makes an excellent study space.

**Bathroom** – The bathroom comprises a suite of panel bath with centrally mounted mixer and shower attachment and whirlpool feature, pedestal hand basin and close coupled WC. uPVC window to the rear, tiling to waist height, wall light and radiator.

**Bedroom One 20'4 x 9'10 (6.20m x 3.00m)** – An excellent size double bedroom with uPVC window to the front. Radiator.

**Bedroom Two 17' x 9'10 (5.18m x 3.00m)** – Also a great size, the guest room overlooks the rear garden and has radiator.

**Bedroom Three 13'9 into bay x 9'8 (4.19m x 2.95m)** With uPVC bay window to the front, radiator and a suite of fitted wardrobes to one wall.

**Bedroom Four 8'5 x 6'4 (2.57m x 1.93m)** With a uPVC window to the front and a radiator.

**Outside** – The property has been bordered with fencing to the front, with brick pillared double gates opening into a generous parking bay for several vehicles. This gives access to the **Double Garage 21' x 17'4 (6.40m x 5.28m)** – With electrically operated roller door, strip lighting, power points and open access to a **Store Room 9'7 x 5'8 (2.92m x 1.73m)**. Both have windows to the rear and there is a uPVC door to the courtyard and there is an EV Charger point.

The surrounding gardens are extensive and thoughtfully designed, with the main lawn on the right having fencing and hedge borders. A decorative brick wall leads through to the courtyard, with established trees, shrubs and hedging providing a welcome level of screening. The courtyard also has lighting, an outside tap and is accessible from a gated and motion-lit archway from the front, along with doors from the dining room and the family room. Beyond the courtyard lies a further 'secret' garden with shaped lawn, established borders, fishpond and a circular feature patio.















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Plan produced using PlanUp.

**NOTE: Tenure: Freehold.**

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