



Panorama, Sibsey Road, Boston, PE21 9QZ



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Freehold

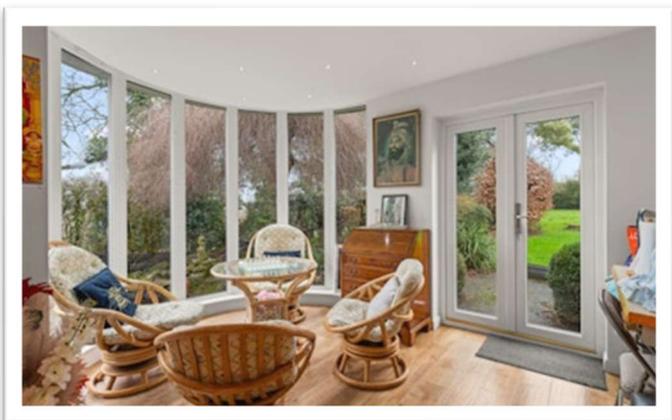
£700,000



Key Features

- Detached six bedroom house
- Lounge with snug off
- Dining kitchen & conservatory
- Shower room & cloakroom
- Two en-suites & bathroom
- Established gardens
- Driveway & double garage
- Plot approx. 0.93 acre (STS)
- EPC rating D





This is a rare opportunity to acquire a truly impressive detached residence, enviably positioned within one of the most prestigious locations on the northern side of Boston, just a short distance from Pilgrim Hospital.

Occupying a generous and well-established plot extending to approximately 0.93 acre (subject to survey) and enjoying a picturesque backdrop onto a waterway, this wonderful home offers exceptional kerb appeal, charm and privacy. Internally, the property boasts over 2,700 square feet of spacious and versatile accommodation, perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hallway, an open-plan dining kitchen, conservatory and a beautifully appointed lounge with adjoining snug, together with a ground floor shower room and a sixth bedroom, ideal for guests or multi-generational living. To the first floor, the impressive principal bedroom benefits from an en-suite, alongside a second en-suite bedroom and there are three further bedrooms and a family bathroom.



Accessed from Pilleys Lane and tucked away within a quiet cul-de-sac, Panorama is set well back from the road and approached via a sweeping driveway providing ample off-road parking leading to a double garage.

Constructed in the 1960s, this superb family home is filled with natural light and surrounded by glorious mature gardens. Reflective of its era, the property enjoys a wonderful sense of openness and a strong connection to the outdoors, with its name, Panorama, perfectly capturing the far-reaching views of the Wolds enjoyed from the first floor.

ACCOMMODATION

Glazed front entrance door through to the:

PORCH

Having full height windows to front elevation and further glazed door with side screen through to the:

ENTRANCE HALL

7.86m x 2.11m (25'10" x 6'11")

Having coved ceiling, radiator, wood effect flooring, understairs storage cupboard and staircase rising to first floor with the half-landing having an arched window to the rear elevation overlooking the garden.

LOUNGE

6.09m x 4.83m (20'0" x 15'10")

Having two windows to front elevation, window to side elevation, coved ceiling, two radiators, wood effect flooring and recess with feature inset wood burner. Opening to the:

SNUG

4.47m x 2.7m (14'8" x 8'11")

(max) Having feature full height curved window to side elevation, french doors to rear elevation, inset ceiling spotlights and wood effect flooring.







BEDROOM SIX

3.62m x 2.93m (11'11" x 9'7")

Having window to rear elevation, radiator and tiled floor.

INNER HALLWAY

3.52m x 1.64m (11'6" x 5'5")

With door to the dining kitchen and door to the:

SHOWER ROOM

3.46m x 1.75m (11'5" x 5'8")

Having window to rear elevation, radiator, tiled floor, tiled walls, built-in cupboard with sliding doors, shower enclosure with mixer shower fitting, close coupled WC and contemporary style wall mounted hand basin with mixer tap.

DINING KITCHEN

7.78m x 6.34m (25'6" x 20'10")

(max) Having two windows to front elevation, window to side elevation, coved ceiling, two radiators and tiled floor. Fitted with a bespoke range of base & wall units with Corian work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, two oven gas Aga, cupboards, drawers & space for dishwasher under, cupboards, glazed display units & built-in extractor over. Further work surface forming breakfast bar to side with cupboards & drawers under. Further work surface with cupboards, drawers, space & plumbing for automatic washing machine under, glazed display units & shelving over. Opening to the:

CONSERVATORY

4.61m x 3.08m (15'1" x 10'1")

(max) Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, radiator, tiled floor and feature wood burner.

SIDE PORCH

3.16m x 2.03m (10'5" x 6'8")

Having arched part glazed door to front elevation, full height window to rear elevation, access to double garage and wood effect flooring.

FIRST FLOOR LANDING

Having large walk-in linen cupboard.

CLOAKROOM

Having window to rear elevation, close coupled WC and hand basin.



MASTER BEDROOM

6.36m x 4.17m (20'11" x 13'8")

(max) Having two windows to front elevation, coved ceiling, two radiators, built-in wardrobes with sliding mirror doors and further built-in wardrobe with sliding doors.

EN-SUITE

Having inset ceiling spotlights, heated towel rail, wood effect flooring, shower enclosure with mixer shower fitting, close coupled WC and hand basin with drawers under.

BEDROOM TWO

4.85m x 2.77m (15'11" x 9'1")

(max) Having windows to front & side elevations, coved ceiling and radiator.

EN-SUITE

Having shower enclosure, close coupled WC and hand basin.

BEDROOM THREE

3.87m x 3.1m (12'8" x 10'2")

(max) Having window to rear elevation, radiator and built-in wardrobes.

BEDROOM FOUR

3.06m x 2.47m (10'0" x 8'1")

Having window to front elevation and radiator.

BEDROOM FIVE

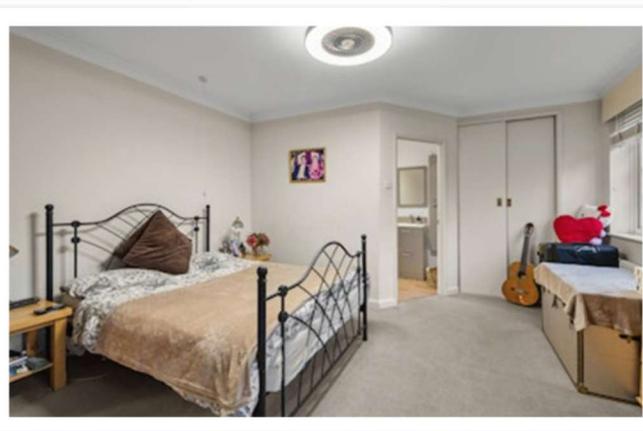
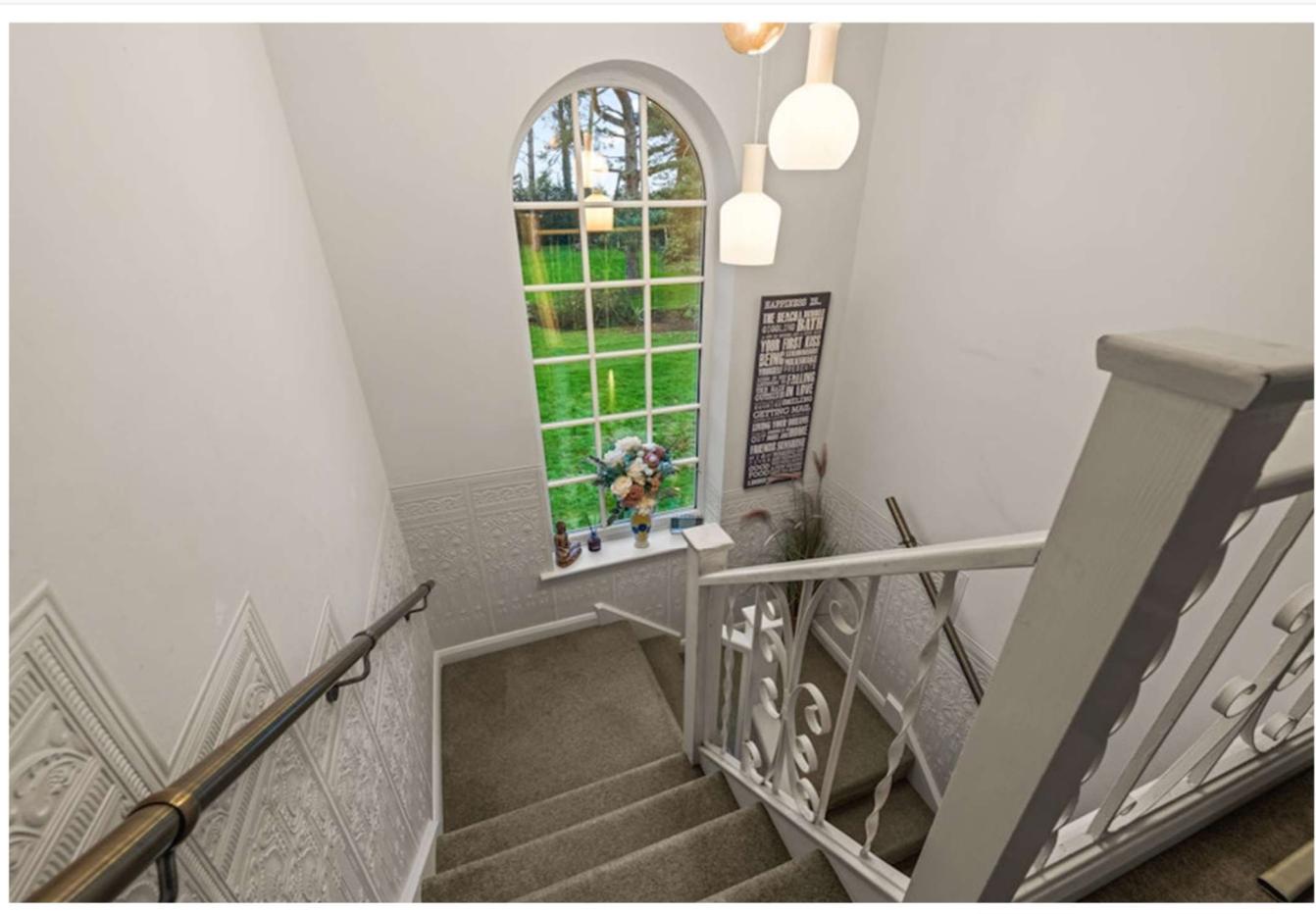
3.06m x 2.84m (10'0" x 9'4")

(max) Having window to front elevation and radiator.

BATHROOM

2.87m x 2.8m (9'5" x 9'2")

Having window to rear elevation, radiator, part tiled walls, wood effect flooring, extractor, built-in cupboard, panelled bath, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin.



 **NEWTON FALLOWELL**



EXTERIOR

To the front of the property there is a large shaped lawn with borders. A sweeping driveway provides ample off-road parking and leads to the:

DOUBLE GARAGE

5.49m x 5.48m (18'0" x 18'0")

Having concertina door, two windows to rear, light and power.

GARDENS

To the rear of the property there is a large paved patio. There are established lawned gardens beyond with borders and mature trees. There is also an informal pond, a greenhouse and garden sheds.

THE PLOT

The property occupies a plot of approximately 0.93 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

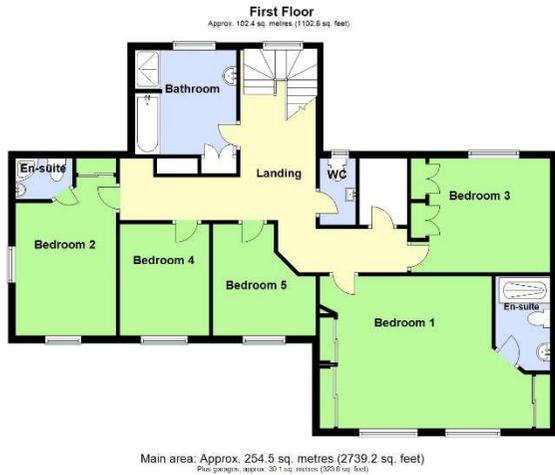
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band G.





 **NEWTON FALLOWELL**

Floorplan



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Newton Fallowell Boston (Sales)

01205 353100
boston@newtonfallowell.co.uk