



Set on the outskirts of the popular village of Sibsey, this established three-bedroom semi-detached home offers well-presented and versatile accommodation ideal for a wide range of buyers and would just as easily suit a young family as a couple.

The property provides a welcoming lounge together with a separate dining room overlooking the garden, while an attractive extended dining kitchen forms the heart of the home, creating a sociable space for everyday living with ample space for a family sized dining table. Also within the extension to the rear is a useful utility area incorporating a convenient ground floor WC. Upstairs, the first floor offers three comfortable bedrooms.

Externally, the property benefits from a generous amount of off-road parking to the front, with gates opening to reveal a more secure driveway leading to a single garage. The rear garden may well be the deciding factor for the right buyer, featuring a spacious patio area and a very large private lawn backing onto open fields, providing an attractive rural outlook. A timber garden studio is also situated within the grounds and may appeal to purchasers seeking space for hobbies, a workshop, or additional storage.

The property is situated on the outskirts of Sibsey village which lies only four miles North of Boston, offering easy access to the Hospital, High school and Tower Road and St Marys schools respectively. Sibsey benefits from having its own shop, pub and popular primary school and the neighbouring village of Stickney has a secondary school, shop and GP Surgery. Being situated on the north side of the village, the property is well-positioned for exploring the picturesque villages of the incredible Lincolnshire Wolds, much of which is designated as 'an area of outstanding natural beauty'.

Freehold

EPC 'C'

Council Tax Band 'A'

Mains Gas Central Heating





Entrance via canopy porch with obscure-glazed door into the:

Entrance Hall – With staircase rising to the first floor, radiator and doors arranged off to:

Lounge 5.05m x 3.57m – Having uPVC window to the front, exposed brick feature fireplace with inset flame effect fire and double doors which open to the dining/garden room.

Dining Room 3.71m x 3.21m – Currently used as a home office, the dining room enjoys an abundance of natural light, with French doors opening out onto to the large, attractive rear gardens and patio. There is a radiator and a further door to the kitchen.

Breakfast Kitchen 5.03m x 3.80m – The updated kitchen features a range of contemporary fitted units to both base and eye level, with solid wooden work surfaces, and an inset one-and-a-half bowl sink/drainer with mixer tap over. Integrated appliances include a Zanussi induction hob with extractor canopy over, electric fan oven and grill and there is space and plumbing for a dishwasher.

Bathroom – With uPVC opaque window to the front. The neutral bathroom comprises a modern white suite of low-profile WC, pedestal hand basin and panel bath with central mixer tap. Heated towel rail, tiled floor and wall tiling where appropriate.

The extended kitchen has open access to a rear entrance lobby with uPVC window and door to the rear and a door to the utility.

Utility Room 1.80m x 1.67m – With uPVC window to the rear, space and plumbing for washing machine and tumble dryer and a suite comprising close-coupled WC, vanity basin with mixer tap and heated towel rail.

First Floor Landing – A uPVC window overlooking the rear garden, loft access and doors arranged off to:

Bedroom One 5.05m x 2.79m – A generous double bedroom with uPVC window to the side and over-stairs wardrobe.

Bedroom Two 3.56m x 2.65m – Also a double bedroom, bedroom two enjoys views over neighbouring fields to the front.

Bedroom Three 2.62m x 2.32m – Bedroom three also benefits from lovely open views, with this room overlooking the rear garden and neighbouring fields.

Outside

With a generous gravel driveway, the property has ample off-road parking and turning space for several vehicles, with more secure parking and a garage beyond timber gates.

A gated footpath on the left side of the house leads around to the rear of the property with access to a **Single Garage** which has window to the rear, power, light and personnel door that opens onto the patio.

As can be seen from the photos, the rear garden is a particular highlight of this property, with established hedging and fencing to the boundaries, this attractive, private garden combines generous patio areas with a large lawned garden, served by exterior lighting, a cold water tap and outside power point.

The main patio continues into a double width footpath to the timber **Summer-House/Studio 7.06m x 3.63m** which has been insulated and could be of particular interest to buyers with hobbies or specific storage needs to consider.

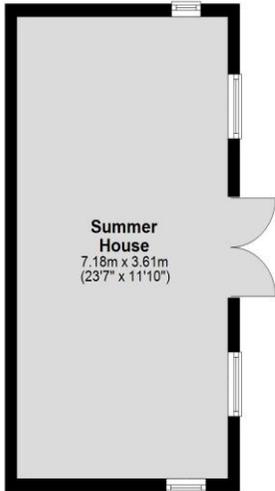




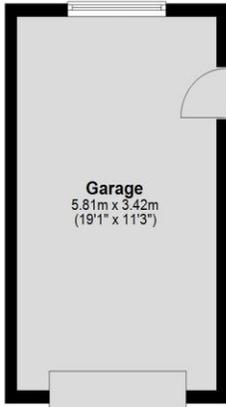


Outbuilding

Approx. 45.8 sq. metres (492.8 sq. feet)



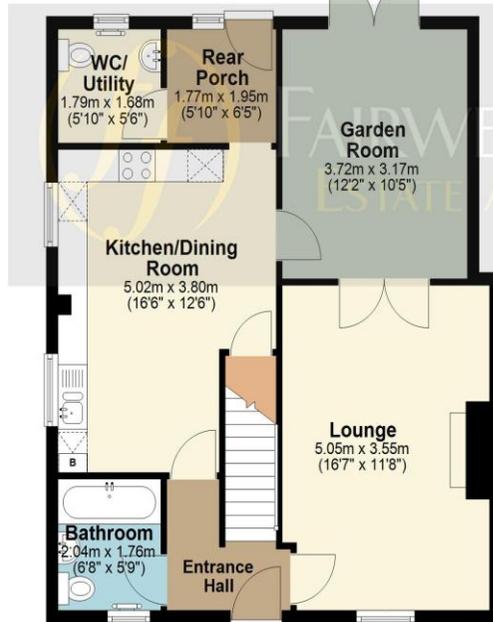
Summer House
7.18m x 3.61m
(23'7" x 11'10")



Garage
5.81m x 3.42m
(19'1" x 11'3")

Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



WC/ Utility
1.79m x 1.68m
(5'10" x 5'6")

Rear Porch
1.77m x 1.95m
(5'10" x 6'5")

Garden Room
3.72m x 3.17m
(12'2" x 10'5")

Kitchen/Dining Room
5.02m x 3.80m
(16'6" x 12'6")

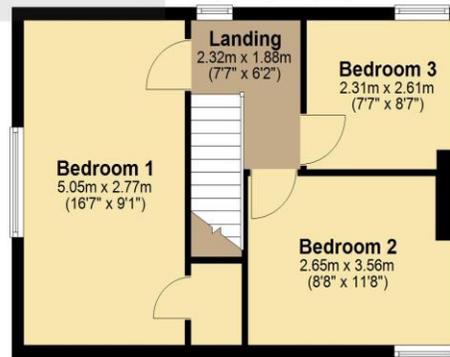
Lounge
5.05m x 3.55m
(16'7" x 11'8")

Bathroom
2.04m x 1.76m
(6'8" x 5'9")

Entrance Hall

First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Bedroom 1
5.05m x 2.77m
(16'7" x 9'1")

Landing
2.32m x 1.88m
(7'7" x 6'2")

Bedroom 3
2.31m x 2.61m
(7'7" x 8'7")

Bedroom 2
2.65m x 3.56m
(8'8" x 11'8")

Total area: approx. 148.4 sq. metres (1597.3 sq. feet)

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