



Tucked away at the end of a small cul-de-sac, this attractive and spacious three-bedroom semi-detached home enjoys a highly convenient position within easy walking distance of local shops, amenities and the town centre.

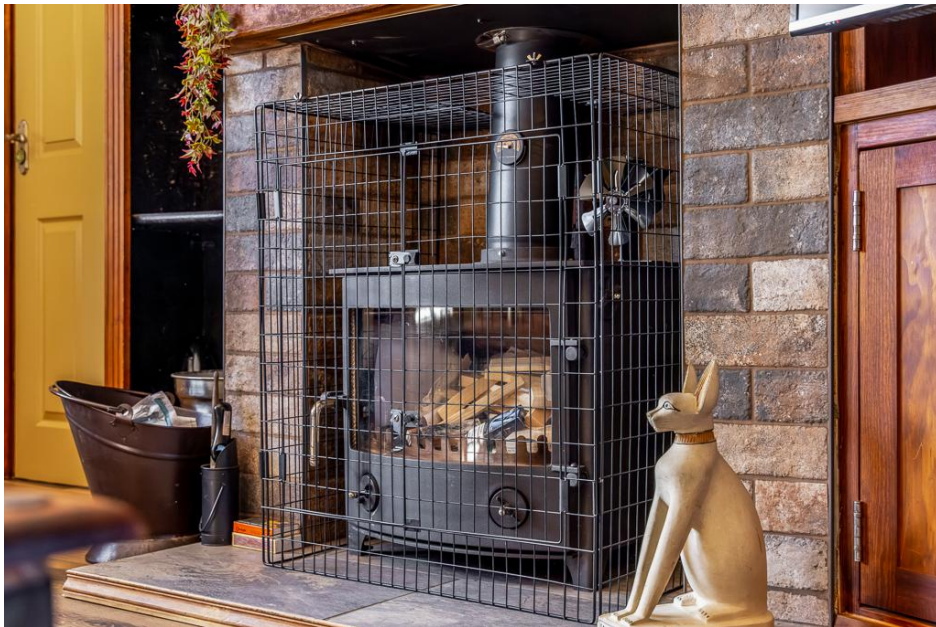
The property has been thoughtfully extended by the current owner to create a superb dining room, a real focal point of the home, with views over the beautifully maintained rear patio and garden. Outside, the property truly comes into its own during the summertime, with a lovingly tended garden bursting with scent and colour from a wide variety of climbing plants, shrubs and cottage-style flowers, including climbing roses and wisteria, creating a private and peaceful oasis.

Inside, the accommodation is both welcoming and well presented, with a cosy lounge featuring a cast-iron wood burner—perfect for the cooler months. The home is further complemented by a modernised bathroom, now fitted with a generous walk-in shower.

There is ample off-road parking to both the front and side and the added benefit of a single garage. Overall, this is a delightful home that successfully combines comfort, character and convenience in an appealing setting.

EPC - C

Council Tax Band - B





Entrance Hall 1.47m x 3.02m (4'10" x 9'11") A part-glazed uPVC entrance door leads into a welcoming hallway with oak-effect laminate flooring, radiator and staircase rising to the first floor.

Lounge 5.78m x 4.11m (19'0" x 13'6") A generous reception room with a double glazed box bay window to the front aspect, continuation laminate flooring, vertical radiator and ceiling lighting. The focal point is a brick chimney breast with display shelving and a cast-iron multi-fuel wood burner with hearth, open through to the dining room.

Dining/Garden Room 3.00m x 5.50m (9'10" x 18'1") A superb extended space with double glazed windows and French doors opening onto the rear patio and garden. Featuring continuation flooring and a range of wall and ceiling light points, this versatile room forms the heart of the home.

Kitchen/Breakfast Room 4.21m x 3.83m (13'10" x 12'7") Fitted with a range of shaker-style units with wood-effect work surfaces, tiled flooring and double glazed window to the side. Integrated appliances include a gas hob with extractor, double electric oven, dishwasher, fridge and freezer. Single drainer sink with mixer tap, serving hatch to the dining room, under-stairs storage cupboard and door to the side driveway.

Utility Room 2.04m x 1.45m (6'8" x 4'9") With tiled flooring, radiator, work surface and wall cupboards, plus space and plumbing for washing machine and tumble dryer.

Cloakroom/WC Fitted with a low flush WC, pedestal wash hand basin, towel rail and rear aspect window.

First Floor Landing With loft access via extendable ladder and electric socket.

Bedroom One 3.03m x 4.11m (9'11" x 13'6") Double bedroom with front aspect double glazed window, fitted blinds and radiator.

Bedroom Two 2.68m x 4.13m (8'10" x 13'7") Double bedroom with rear aspect window, radiator and built-in cupboard with hanging rail.

Bedroom Three 3.03m x 2.04m (9'11" x 6'8") Front aspect room with fitted hanging rails and shelving, radiator, currently used as a dressing room.

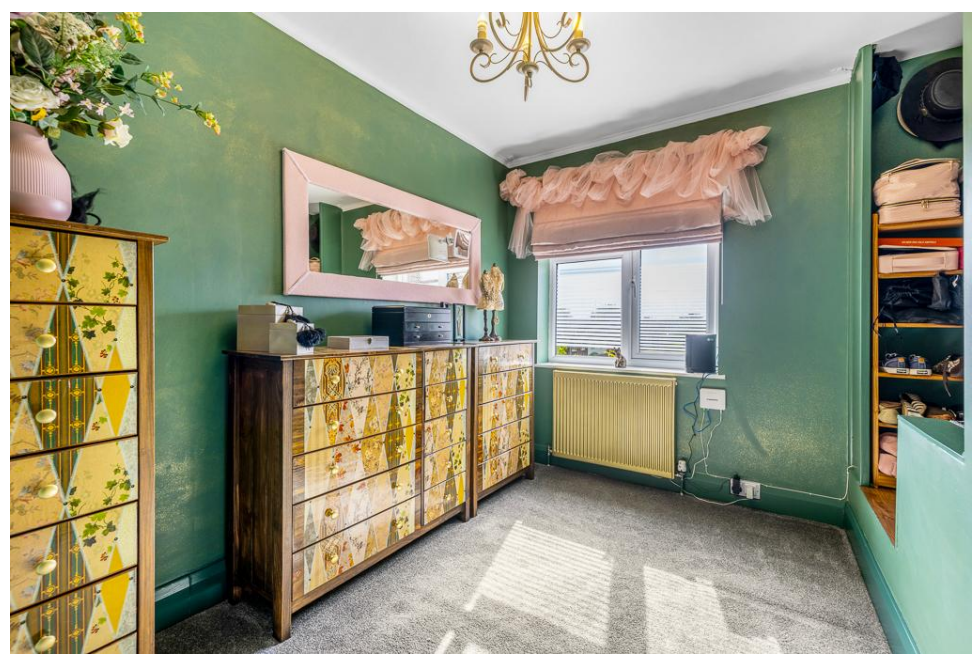
Shower Room 1.68m x 2.43m (5'6" x 8'0") Modernised and fully tiled, featuring a large walk-in double shower with rainfall and handheld fittings, low flush WC and vanity wash basin with storage beneath. Windows to side and rear aspects, plus cupboard housing the gas central heating boiler and linen shelving.

Garage 5.41m x 2.49m (17'9" x 8'2") Detached single garage with up-and-over door, power and lighting.

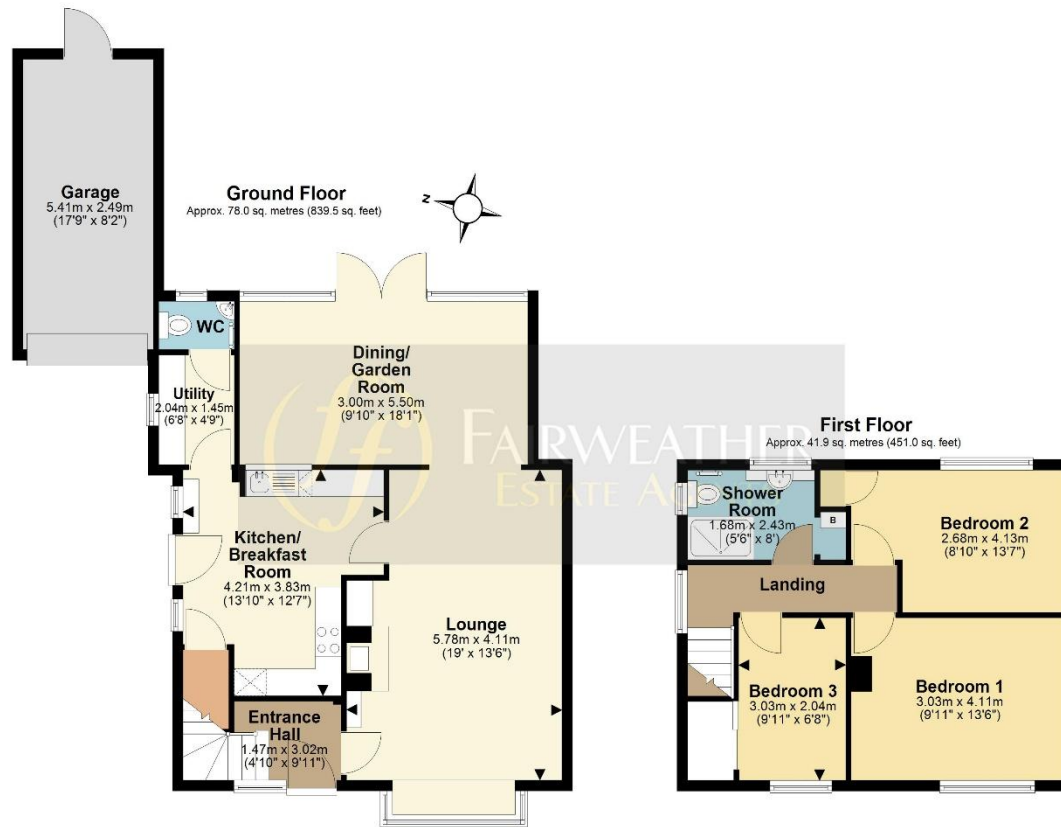
Outside -To the front, a gravel driveway provides off-road parking for several vehicles and extends along the side of the property to the detached garage. The rear garden is a particular highlight, beautifully maintained and thoughtfully designed for both enjoyment and ease of upkeep. Featuring areas of artificial lawn, complimented by well-stocked beds and borders bursting with a variety of flowering plants and shrubs, the garden offers year-round colour and interest. A circular patio provides an ideal seating area, perfect for outdoor dining and entertaining.

Further features include a painted summer house and metal garden shed (both included in the sale). Timber arches adorned with climbing plants such as wisteria, roses, honeysuckle and clematis create a delightful cottage-style feel, while an attractive nature pond can be enjoyed from the patio area, giving the garden a sense of depth, privacy and tranquillity.









Total area: approx. 119.9 sq. metres (1290.5 sq. feet)

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Plan produced using PlanUp.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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