



When looking at photographs depicting the most attractive views in Boston, it would be hard to miss one of the many images of Willoughby Road and the beautiful Maud Foster windmill which is one of the largest working mills in the country.

Overlooking the river bank, which is often scattered with fisherman and filled with daffodils in the springtime is Hope Villa, a spacious family home which is only a short walking distance of the town. Benefitting from a lounge and a separate dining room with a wood burning stove, the property has uPVC windows, a utility room and a downstairs WC. To the first floor is a good sized bathroom and two double bedrooms and a staircase leading up to bedroom three in the attic. Solar panels have also been fitted and are owned outright by the seller.

Hope Villa certainly offers plenty of versatility, but perhaps the most surprising element to me is just how light and spacious it feels, in part due to a thorough refurbishment by the current vendors. Their scheme of work has included updating the kitchen, a modern four-piece bathroom with underfloor heating and contemporary flooring and decor (featuring some superb wall panelling.) It's a combination which really captures the traditional character and it feels very much a warm and welcoming family home. Viewers will be pleased to note that the extent of the sellers investment extends beyond the obvious cosmetic improvements, for example rewiring as needed and replastering throughout.

Outside there is a driveway to the front providing a car parking space with further parking available on street outside the property. The rear garden is enclosed and has been similarly improved with a new lawn laid this year to complement the already updated patio. The garden also features a very useful store and a summerhouse/play house.

- Spacious & Well-Presented Three Bedroom Family Home
- Comprehensively Updated By The Current Owners
- Lounge and Separate Dining Room With Wood-Burning Stove
- Updated Kitchen, Utility & Cloakroom/WC
- Three Bedrooms, Modern Four-Piece Bathroom
- Driveway & Enclosed Rear Garden
- uPVC Double Glazing, Gas-Fired Central Heating & Solar Panels
- Tenure: Freehold. EPC 'C 72'. Council Tax 'A'







Entrance – Via a part glazed and feature leaded effect front door into the **Entrance Hall** – Having decorative tiled floor, staircase to the first floor and doors arranged off to:

Lounge 10'9 x 13'0 (3.28m x 3.96m) – Having a bay window to the front, picture rail, tiled feature fireplace and radiator.

Dining Room 14'3 x 11'4 (4.34m x 3.45m) – Having uPVC window to the rear, picture rail, under stairs storage and a cast iron woodburning stove with back burner. A further door leads through to:

Kitchen 12'8 x 7'9 (3.86m x 2.36m) – Having two uPVC windows to the rear. The kitchen benefits from a range of updated cupboard and drawers, with work surfaces over, including breakfast bar and having an inset sink with single lever mixer tap. Four ring hob with extractor fan over, eye level integral oven and microwave, integrated fridge freezer and dishwasher, radiator, recessed lighting and pendant lights. Open access to:

Utility Room 6'5 x 6'3 (1.96m x 1.91m) – With space for the tumble dryer and washing machine, radiator and access to an entrance lobby/porch area which also has a door to the rear and door to:

Cloakroom – The cloakroom comprises a modern white suite of low profile WC, vanity basin with mixer tap and cupboard below.

First Floor Landing – Staircase to the 2nd floor with bespoke built-in storage. Doors are arranged off the landing to:

Bedroom One 14'4 x 11'4 (4.37m x 3.45m) – A generous double bedroom with two uPVC windows to the front, over-stairs cupboard. Bedroom one features a built-in bespoke double wardrobe unit with drawers and has concealed radiator and feature wall panelling.

Bedroom Two 9'0 x 8'3 (2.74m x 2.51m) – Having uPVC window to the rear, recessed lighting, radiator.

Bathroom - As can be seen from the photos, the bathroom is another particular highlight and comprises an updated white suite of of freestanding ball and claw style roll top bath with Victorian style fittings and shower attachment, WC and pedestal hand basin plus a walk-in tiled shower which has both a hand-held shower and a rain head. Heated towel rail and a uPVC obscured window to the rear. The bathroom has the added benefit of underfloor heating.

A further staircase from the landing leads to **Loft Room/ Bedroom Three 9'6 x 15'4 (2.90m x 4.67m)** – This room has a double aspect with Velux style windows to the front and rear, built-in eaves storage and custom-built wardrobe space.

Outside – To the front of the property a driveway provides off road car parking. There is a shared passageway to the left of the property with a gate providing access to the back garden. The rear garden has been similarly improved by the current owners and combines an attractive patio area with recently laid lawn. There is also a useful outside garden store attached to the house which has light and power connected and a summer house is also included within the sale.

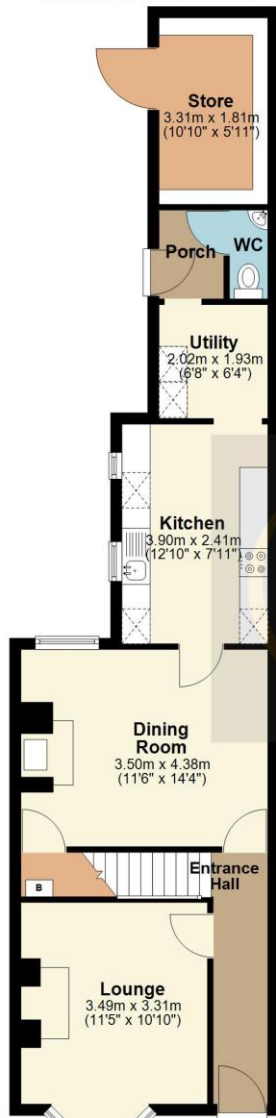






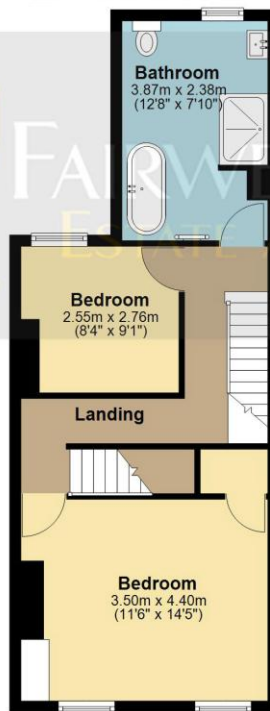
Ground Floor

Approx. 58.2 sq. metres (626.0 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



Second Floor

Approx. 20.4 sq. metres (219.3 sq. feet)



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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