NEWTON FALLOWELL

Riverside, Antons Gowt - PE22 7BG

£400,000

Riverside

Antons Gowt, Boston

Occupying a plot of approximately 0.25 acre, subject to survey, this attractive detached family home enjoys an enviable position in the peaceful hamlet of Anton's Gowt, with open countryside views to the rear. Just a short stroll from the River Witham and the historic lock, the location is perfect for those who enjoy the outdoors, with scenic walks, cycling and boating along the Water Rail Way, as well as popular open water swimming in the river. Boston parkrun is also within easy reach, around a 15-minute run away at the Witham Way Country Park, making this an ideal setting for runners and fitness enthusiasts. Despite its tranquil setting, the thriving market town of Boston is only a short drive away, offering an excellent range of shopping, schooling and leisure facilities.

Designed with family living in mind, the spacious accommodation comprises an entrance hall, cloakroom, generous lounge, dining/family room, breakfast kitchen, utility and conservatory. To the first floor, a galleried landing leads to the principal bedroom with en-suite, four further bedrooms and a family bathroom.

Outside, a generous driveway provides ample off-road parking and leads to a detached double garage, while the enclosed rear garden enjoys an attractive open aspect across the surrounding countryside. Further benefits include oil-fired central heating and double glazing throughout.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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ACCOMMODATION
Part glazed front entrance door through to the:

ENTRANCE HALL
Having coved ceiling, radiator and staircase rising to first floor with cupboard under.

BOOT ROOM
Having window to rear elevation, radiator and housing the oil fired boiler n(new in 2025) providing for both domestic hot water & heating.

CLOAKROOM
Having window to rear elevation, coved ceiling, radiator, extractor, tiled floor, close coupled WC and wall mounted hand basin.

LOUNGE
16' 1" x 14' 8" (4.91m x 4.47m)
Having two windows to front elevation, french doors with windows to side to rear elevation & garden, coved ceiling and two radiators.

DINING/FAMILY ROOM
16' 7" x 11' 3" (5.05m x 3.44m)
Having two windows to front elevation, coved ceiling, two radiators and tiled floor. Opening to the:

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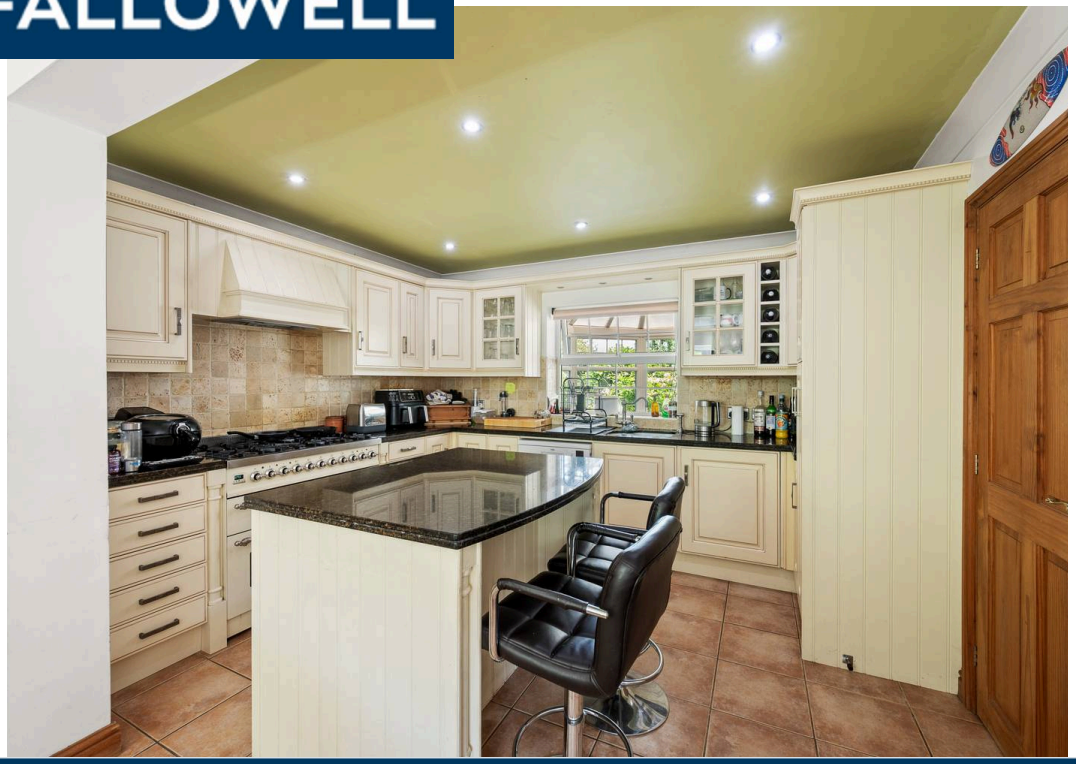
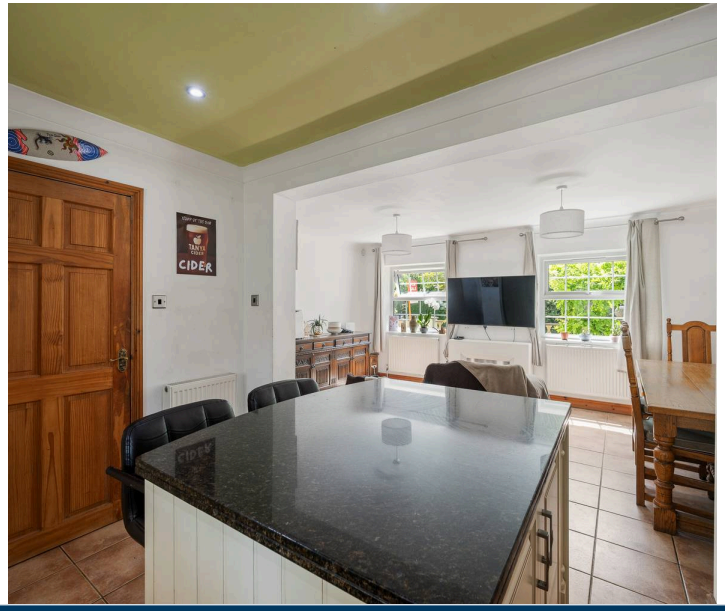


BREAKFAST KITCHEN
12' 1" x 9' 9" (3.69m x 2.96m)
Having window to rear elevation overlooking the conservatory, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with granite work surfaces & tiled splashbacks comprising: undercounter sink with mixer tap inset to work surface, cupboards & space for dishwasher under, glazed display units & wine rack over. Work surface return with space for LPG range style cooker, cupboards & drawers under, cupboards & extractor over. Further work surface return with cupboard under, cupboard over and tall unit to side. Island unit with cupboards under and breakfast bar to one side.

UTILITY
9' 11" x 7' 1" (3.01m x 2.15m)
Having coved ceiling, radiator, tiled floor, work surface with inset 1 1/4 bowl sink & drainer, cupboard, space & plumbing for automatic washing machine under, cupboard over. Part glazed door with windows to both sides through to the:

CONSERVATORY
16' 11" x 8' 8" (5.15m x 2.64m)
Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden and tiled floor.



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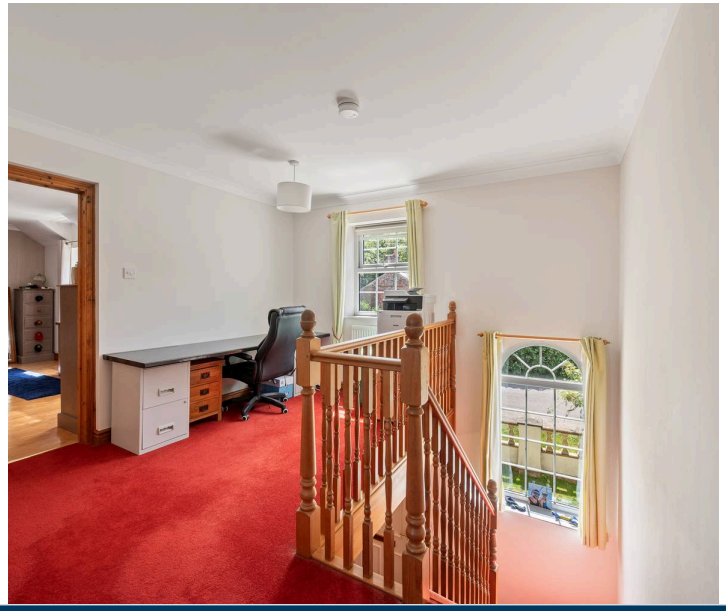

GALLERIED FIRST FLOOR LANDING

With a study area and having two windows to front elevation, coved ceiling, radiator, access to roof space and airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

16' 1" x 12' 8" (4.91m x 3.87m)
(max) Having two windows to front elevation, coved ceiling, two radiators, laminate flooring and built-in wardrobes to one wall.

EN-SUITE

Having window to rear elevation, coved ceiling, heated towel rail, tiled floor, half tiled walls, extractor, shower enclosure with mixer shower fitting, close coupled WC and wall mounted hand basin.

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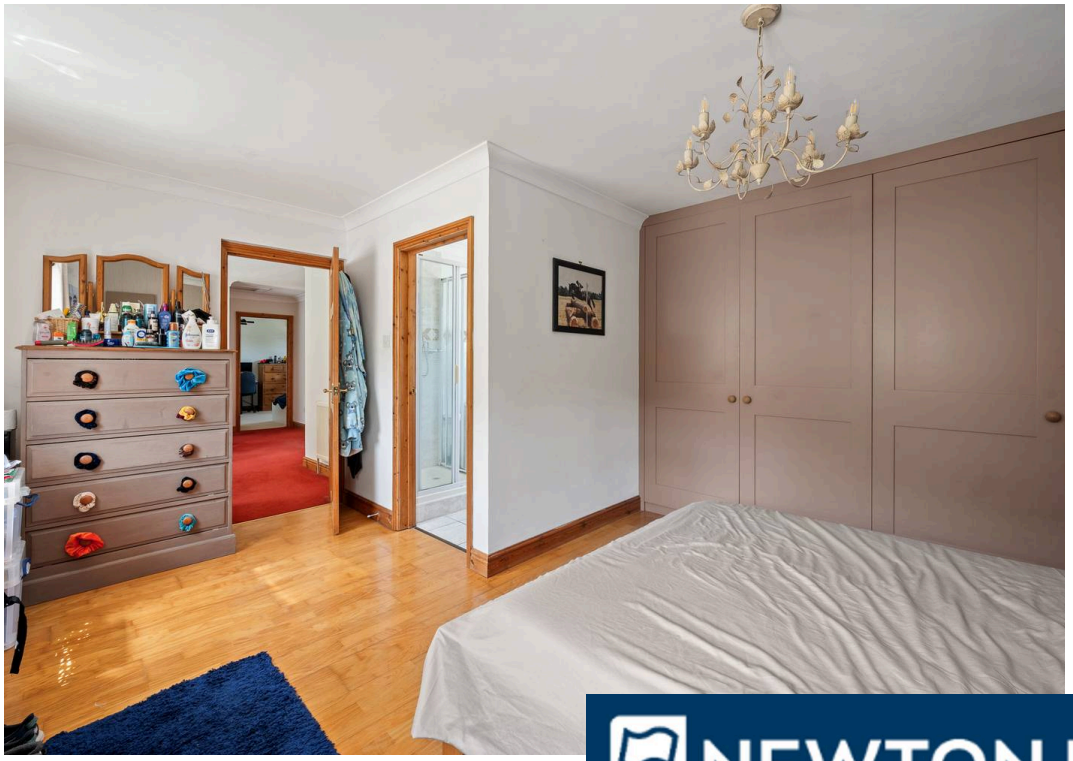

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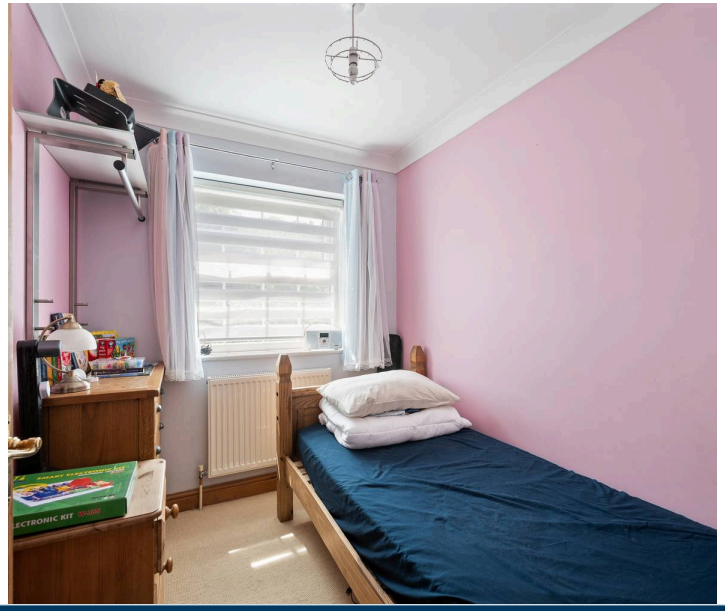
BEDROOM TWO
12' 2" x 9' 9" (3.70m x 2.98m)
Having window to rear elevation, coved ceiling and radiator.

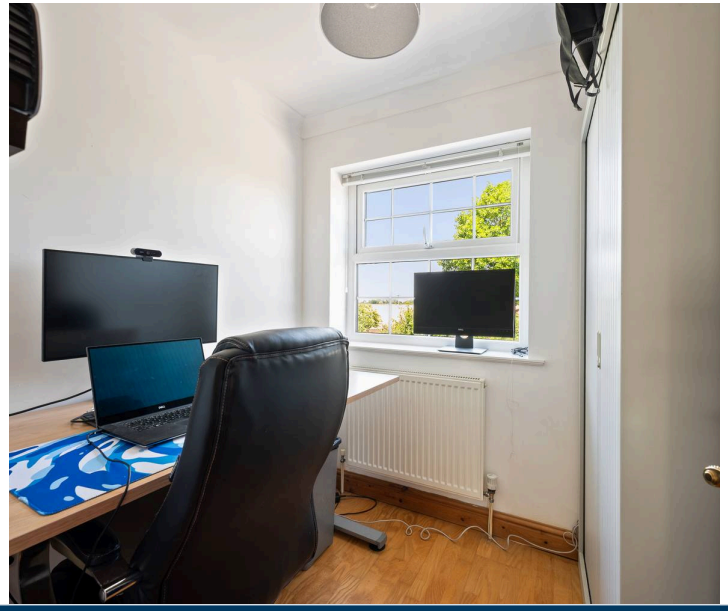
BEDROOM THREE
11' 3" x 9' 7" (3.44m x 2.91m)
Having window to front elevation, coved ceiling and radiator.

BEDROOM FOUR
7' 11" x 6' 8" (2.41m x 2.03m)
Having window to front elevation, coved ceiling and radiator.

BEDROOM FIVE/STUDY
7' 0" x 6' 2" (2.14m x 1.89m)
Having window to rear elevation, coved ceiling, radiator and laminate flooring.

BATHROOM
Having window to rear elevation, coved ceiling, radiator, extractor, tiled floor and majority tiled walls. Fitted with a suite comprising: shaped bath with electric shower fitting & anti-splash screen over, close coupled WC and hand basin on vanity unit with drawers under.





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EXTERIOR

To the front of the property there is a lawned garden. A gravelled driveway provides ample off-road parking and leads down the side of the property to the:

DETACHED DOUBLE GARAGE

24' 10" x 22' 0" (7.58m x 6.70m)
Having up-and-over door, side service door, light and power.

REAR GARDEN

Being enclosed and having a block paved patio, paved footpath, shaped lawn with established shrubs, large paved patio to rear with a summerhouse.

THE PLOT

The property occupies a plot of approximately 0.25 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 electricity, water and drainage connected. Heating is via an oil fired boiler (new 2025) serving radiators and the property is double glazed. The current council tax is band E.

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LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

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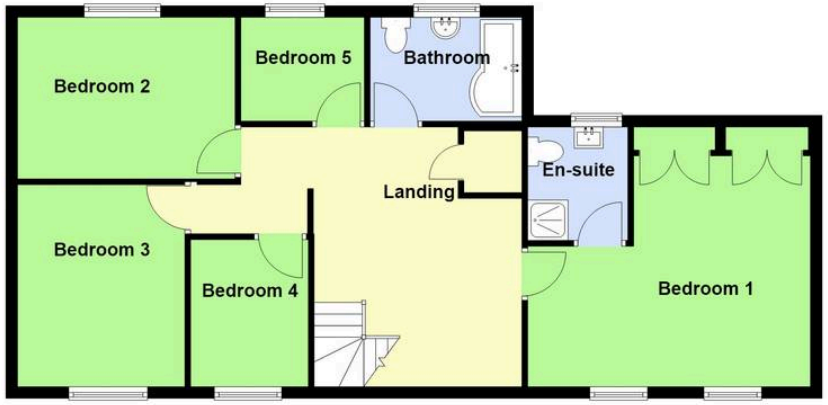
Ground Floor

Approx. 91.5 sq. metres (985.2 sq. feet)

First Floor

Approx. 79.8 sq. metres (859.4 sq. feet)



Total area: approx. 171.4 sq. metres (1844.7 sq. feet)

Newton Fallowell Estate Agents

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