



29 Sibsey Road, Boston, PE21 9QY



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Freehold

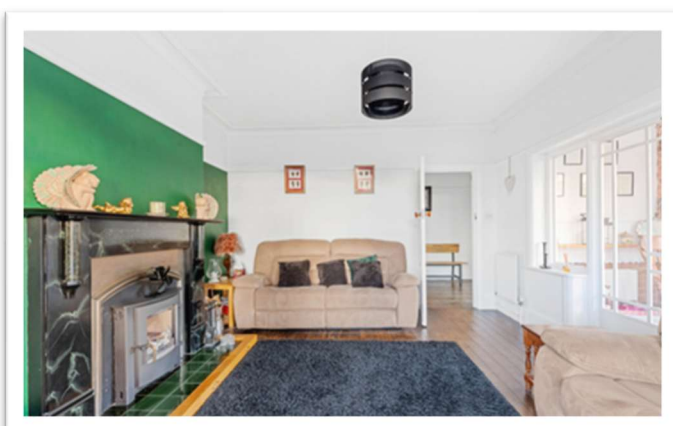
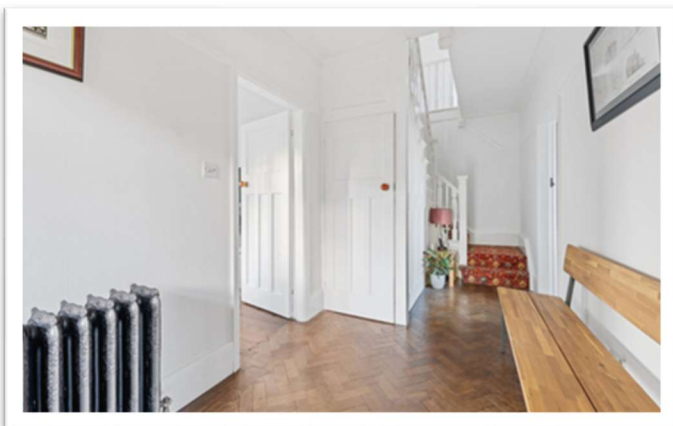
Offers over £565,000



Key Features

- Detached house
- Four bedrooms
- Lounge, sun room & sitting room
- Breakfast room, dining kitchen & garden room
- Utility & ground floor shower room
- En-suite & bathroom
- Plot approx. just over an acre (STS)
- Sought after location
- EPC rating D





Set on a plot of just over an acre (subject to survey), this unique and characterful 1930s detached home enjoys stunning rear views and an enviable location close to Pilgrim Hospital and Boston High School. Thoughtfully extended and significantly improved over the years, the property now offers over 2,600 sq ft of beautifully presented living space, blending original period features with modern updates. Character elements include original stained glass, fireplaces, panel doors, wooden floorboards, and more.

Recent upgrades include a new roof, fascias, guttering, and replacement of all external windows and doors in 2022.

The spacious ground floor comprises a porch, entrance hall, lounge with adjoining sun room, separate sitting room, breakfast room, garden room, a stylish fitted dining kitchen, utility room, side entrance hall, and a shower room. Upstairs, the master bedroom benefits from an en-suite, alongside three further bedrooms, a family bathroom, and a separate WC.

Outside, the property features an in-and-out driveway with ample off-road parking, a garage, and a generous lawned rear garden backing onto open views.

ACCOMMODATION

Glazed double doors with side screens through to the:

ENTRANCE PORCH

Having quarry tiled floor and door with stained glass & leaded window to side to the:

ENTRANCE HALL

Having coved ceiling, picture rail, cast iron radiator, parquet wood flooring, telephone connection point, staircase rising to first floor, understairs storage cupboard and cloakroom off.

LOUNGE

5.01m x 4m (16'5" x 13'1")

(max into bay) Having box bay window to front elevation, coved ceiling, picture rail, two radiators, wood flooring and fireplace with tiled hearth & inset wood burner. Glazed double doors with windows to side to the:

SUN ROOM

4.19m x 1.78m (13'8" x 5'10")

Having windows to front & side elevations, radiator and quarry tiled floor.

SITTING ROOM

5.02m x 3.78m (16'6" x 12'5")

(max into bay) Having box bay window to side elevation, further window to rear elevation, coved ceiling, picture rail, radiator and wood flooring.



BREAKFAST ROOM

4.11m x 2.44m (13'6" x 8'0")

(cupboards in addition) Having window to rear elevation, picture rail, radiator, wood effect flooring and range of fitted cupboards & drawers to one wall.

SIDE ENTRANCE HALL

Having part glazed door with side screen to side elevation, radiator and built-in shoe cupboard.

SHOWER ROOM

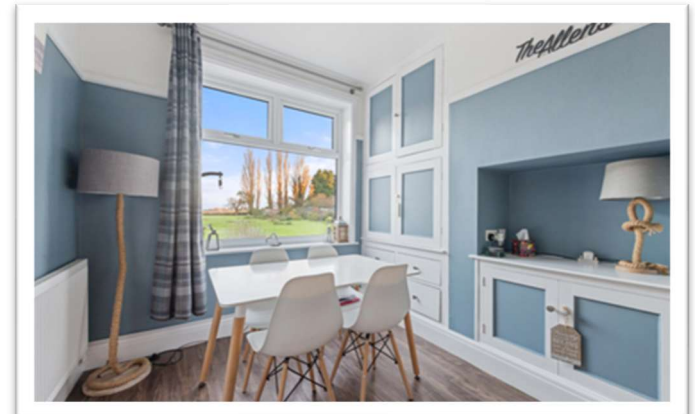
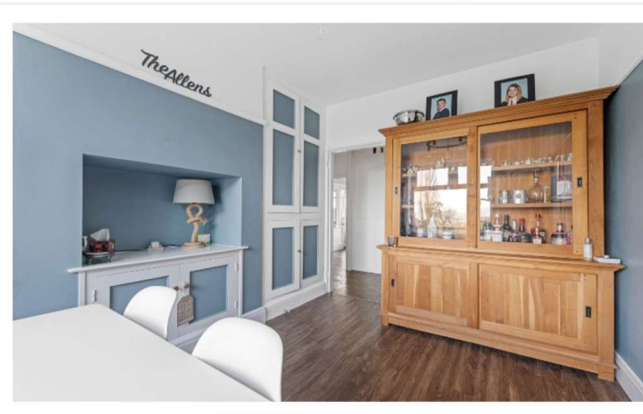
Having window to side elevation, chrome radiator, extractor, tiled floor and part tiled walls. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, high level WC and pedestal hand basin.

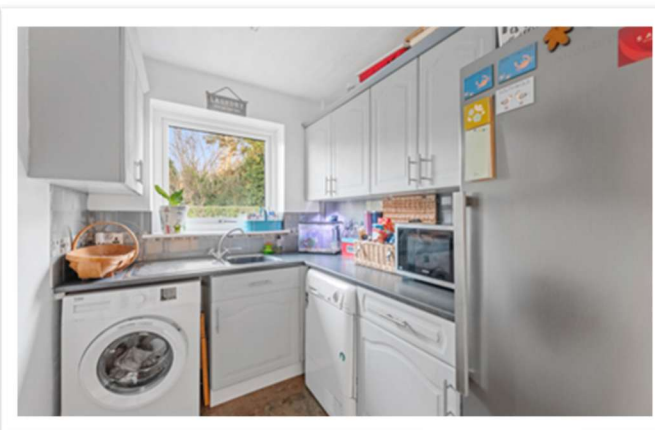
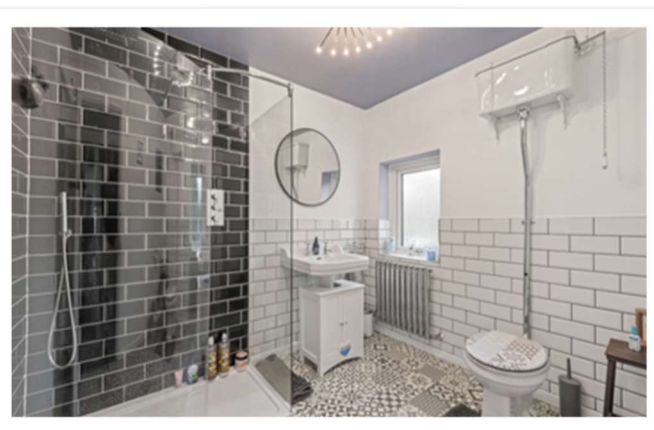
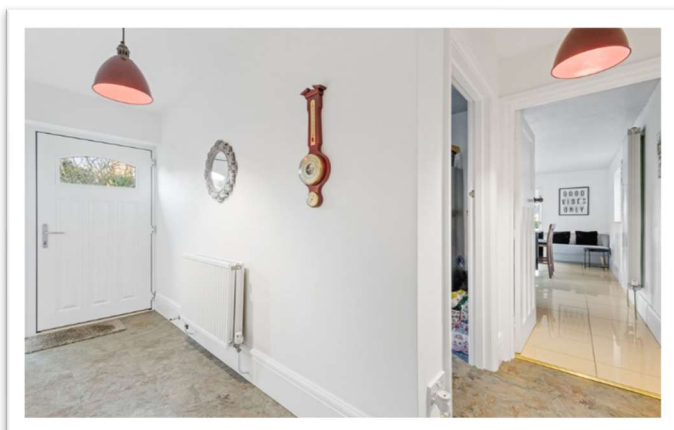
UTILITY

2.81m x 1.94m (9'2" x 6'5")

Having window to side elevation, radiator, tiled floor, work surface with inset stainless steel sink & drainer, water softener, cupboard, space & plumbing for automatic washing machine under. Work surface return with cupboard, drawer & space for tumble dryer under, cupboards over and space for upright fridge/freezer to side.

 **NEWTONFALLOWELL**





DINING KITCHEN

5.18m x 3.91m (17'0" x 12'10")

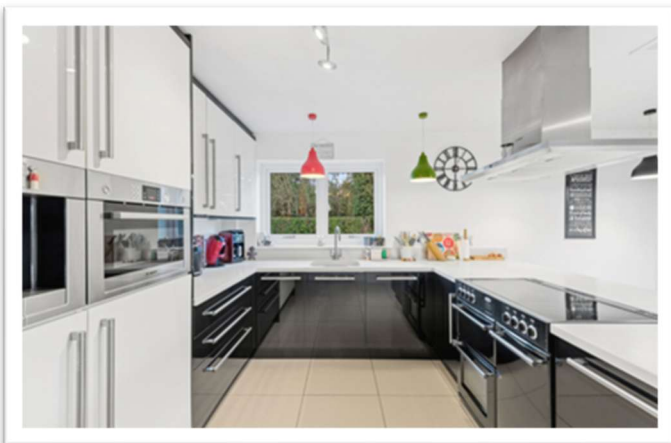
(entrance recess in addition) Having windows to both side elevations, two vertical radiators, tiled floor and access to roof space. Fitted with a range of base & wall units with Corian work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset range style cooker & cupboards under, breakfast bar to one side and cooker hood over. Further work surface return with drawers under, cupboards over and tall units to side incorporating integrated microwave & coffee machine. Double doors to the:

GARDEN ROOM

5.15m x 3.62m (16'11" x 11'11")

Having bi-fold doors to side & rear elevations, vertical radiator, wood laminate flooring and freestanding wood burner.





 **NEWTON
FALLOWELL**



FIRST FLOOR LANDING

Having window to side elevation, picture rail, radiator, smoke alarm and door to eaves storage.

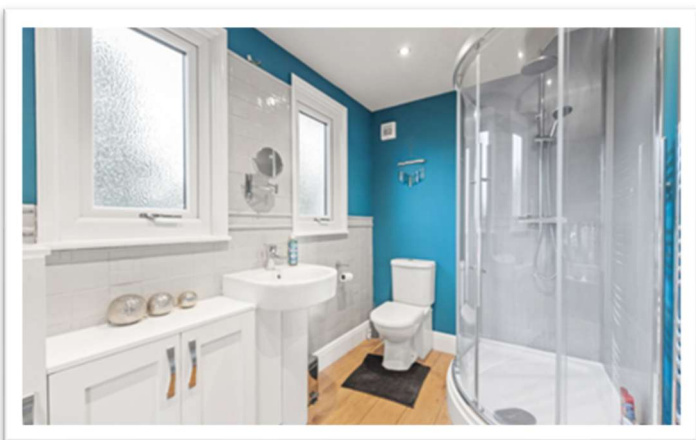
MASTER BEDROOM

5.13m x 3.95m (16'10" x 13'0")

(max into bay) Having box bay window to front elevation, picture rail, two radiators, door to large storage area with window to front elevation and range of fitted wardrobes with hanging rails & shelving.

EN-SUITE

Having window to front elevation, further windows to side elevation, inset ceiling spotlights, heated towel rail, extractor, shaver point, wood flooring and built-in storage cupboards. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

5.11m x 3.79m (16'10" x 12'5")

Having box bay window to side elevation, further window to rear elevation, picture rail and two radiators. Wardrobes included in sale.

BEDROOM THREE

3.79m x 2.92m (12'5" x 9'7")

Having window to rear elevation, radiator and picture rail. Wardrobes included in sale.

BEDROOM FOUR

2.69m x 2.16m (8'10" x 7'1")

Having window to side elevation, radiator and picture rail.

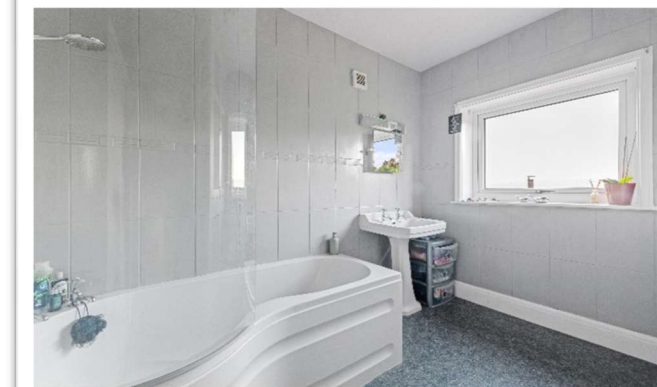
BATHROOM

Having window to rear elevation, radiator with towel rail, tiled walls, extractor and built-in airing cupboard housing hot water cylinder with shelving. Fitted with a suite comprising: shaped bath with mixer shower fitting & anti-splash screen over and pedestal hand basin.

SEPARATE WC

Having window to side elevation, radiator, extractor, low level WC and hand basin.

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EXTERIOR

To the front of the property there is an in-and-out driveway with a central bed of shrubs & bushes. The driveway provides off-road parking and leads to the:

GARAGE

Having electric roller door, service door to rear, light, power and gas fired boiler providing for both domestic hot water & heating.

REAR GARDEN

Majority laid to lawn with established borders. Having a paved area, gravelled area with paved seating area & pergola over and garden shed.

THE PLOT

The property occupies a plot of just over an 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 F.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





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Floorplan



Newton Fallowell Boston (Sales)

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AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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