



Fenside Fen Road

Stickford, Boston

A detached house with an annexe in a village location on a plot of approximately 0.23 acre, subject to survey and backing on to an open field. The original part of the house dates back to the early 1900's but has been extended and improved over the years to provide over 2,100 square feet of accommodation in total.

This versatile property could be used as one large dwelling or the self-contained annexe could be used as an Air B & B.

The main house has accommodation comprising: entrance hall, dining room, lounge, shower room, breakfast kitchen, porch, snug and hallway with store off to ground floor. Three bedrooms and shower room to first floor.

The attached self-contained annexe has accommodation comprising: lounge, kitchen, shower room, dining room/bedroom and bedroom.

Outside the property has ample off-road parking, garages and an enclosed garden. The main house has oil fired central heating and the annexe has LPG fired central heating.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed uPVC side entrance door through to the:

ENTRANCE HALL

Having radiator and tiled floor.

DINING ROOM

15' 1" x 10' 4" (4.60m x 3.15m)

Having bay window to side elevation, radiator, staircase rising to first floor and brick built fireplace with inset wood burner (not working). Archway through to the:

LOUNGE

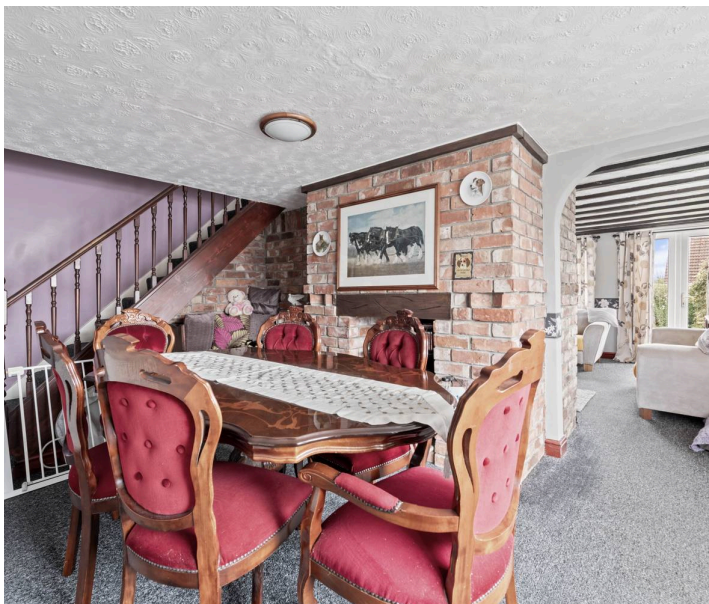
14' 10" x 13' 1" (4.52m x 3.98m)

Having window & french doors to front elevation, beams to ceiling, radiator and brick built fireplace with inset wood burner.

SHOWER ROOM

7' 3" x 5' 6" (2.22m x 1.68m)

Having window to side elevation, tiled floor, tiled walls, extractor, shower enclosure with shower fitting, hand basin with cupboard under and WC with concealed cistern.





 **NEWTON FALLOWELL**



BREAKFAST KITCHEN

16' 3" x 12' 2" (4.95m x 3.72m)

Having window to side elevation, vaulted ceiling with beams, radiator and tiled floor. Stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers and space for fridge under, tall unit to side. Further work surface with space & plumbing for automatic washing machine and oil fired boiler providing for both domestic hot water & heating under. Further work surface with inset electric hob set within a brick surround, integrated electric oven & cupboards under, tiled splashback & extractor over.

PORCH

9' 0" x 5' 10" (2.74m x 1.79m)

Having window to rear elevation, french doors to side elevation and part glazed door to front elevation.

SNUG

13' 2" x 10' 10" (4.01m x 3.31m)

Having window to side elevation, exposed brick walls with fireplace recess, coved ceiling, access to roof space and radiator.

HALLWAY

Having window to side elevation, door to annexe and fire door to a store with a window to side elevation and oil storage tank.





FIRST FLOOR LANDING

Having window to side elevation and radiator.

BEDROOM ONE

12' 3" x 9' 7" (3.73m x 2.91m)

Having windows to front & side elevations, radiator and built-in wardrobe.

BEDROOM TWO

10' 4" x 9' 7" (3.15m x 2.91m)

Having window to side elevation and radiator.

BEDROOM THREE

14' 11" x 7' 5" (4.55m x 2.25m)

Having window to side elevation and radiator.

SHOWER ROOM

10' 2" x 5' 2" (3.10m x 1.57m)

Having window to side elevation, radiator, wood panelling to dado height, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**



ANNEXE ACCOMMODATION

LOUNGE

13' 9" x 13' 8" (4.20m x 4.17m)

Having sliding patio doors to side elevation, radiator and brick built fireplace. Archway to dining room/bedroom and door to the:

KITCHEN

8' 1" x 6' 0" (2.46m x 1.82m)

Having window to rear elevation, tiled floor, work surface with cupboards, space & plumbing for automatic washing machine under, LPG fired boiler providing for both domestic hot water & heating over.

SHOWER ROOM

6' 3" x 5' 9" (1.91m x 1.76m)

Having window to rear elevation, tiled floor, part tiled walls, extractor, fully tiled shower enclosure with electric shower fitting, close coupled WC and wall mounted hand basin.

DINING ROOM/BEDROOM

11' 4" x 11' 3" (3.46m x 3.44m)

Having part glazed door & window to front elevation and radiator.

FURTHER BEDROOM

15' 6" x 11' 5" (4.72m x 3.49m)

Having two windows to front elevation and radiator.





EXTERIOR

To the front of the property there is a lawned garden with borders. The property is approached by a large gravelled driveway which provides ample off-road parking and hardstanding leading to the:

GARAGES

Consisting of a concrete garage with double doors & power with an attached lean-to garage with double doors & power. To the other side of the concrete garage there is a lean-to store.

REAR GARDEN

Being enclosed with a shaped lawn & borders, garden shed and greenhouse. To the rear of the annexe there is a vegetable plot with four planters.

SERVICES

The property & annexe have mains electricity, water and drainage connected. Heating to the main residence is via an oil fired boiler serving radiators. Heating to the annexe is via an LPG fired boiler serving radiators. The current council tax for the main residence is A. The current council tax for the annexe is also A.

THE PLOT

The property occupies a plot of approximately 0.23 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.



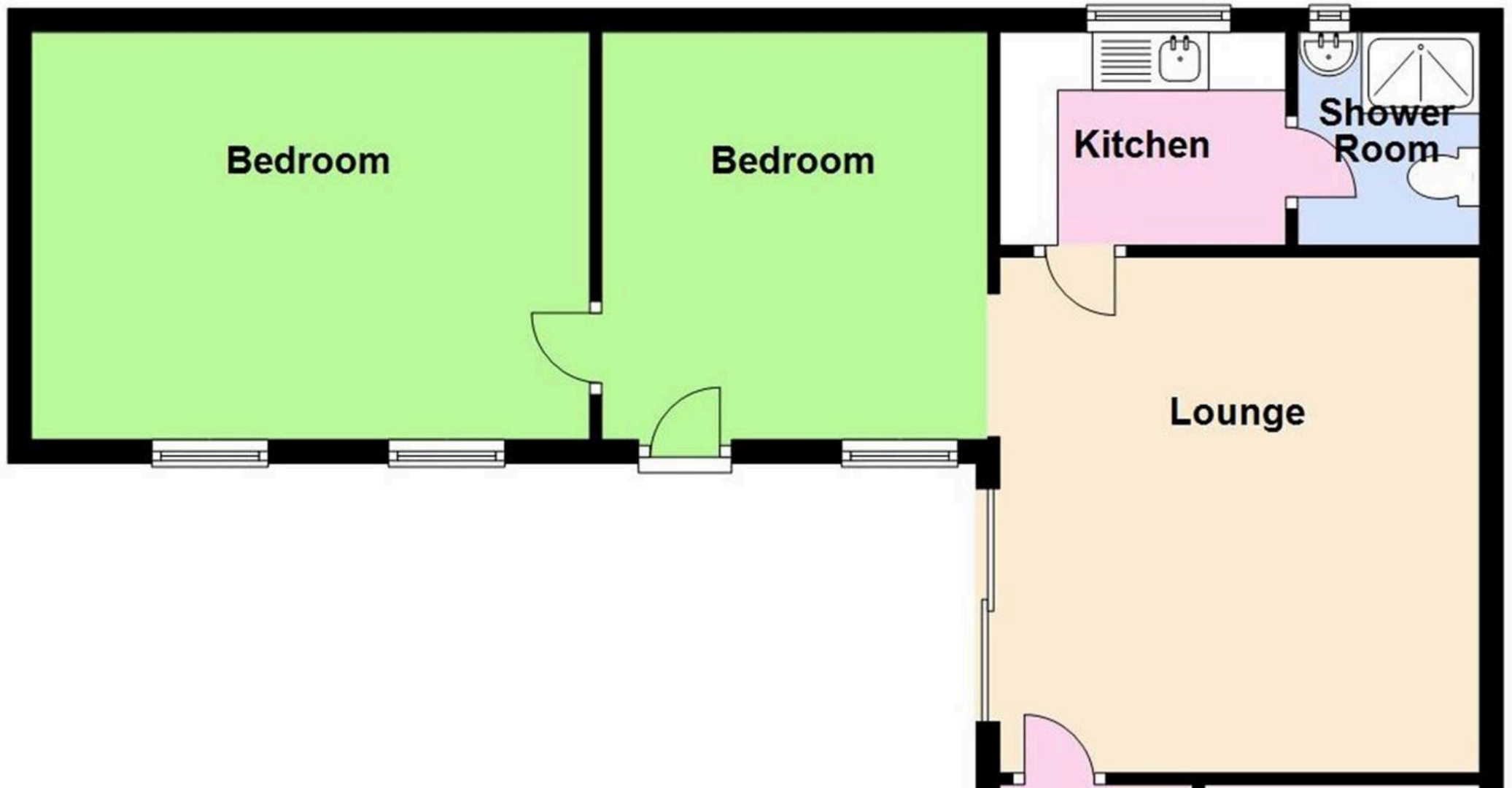
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Annexe accommodation floorplan

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