



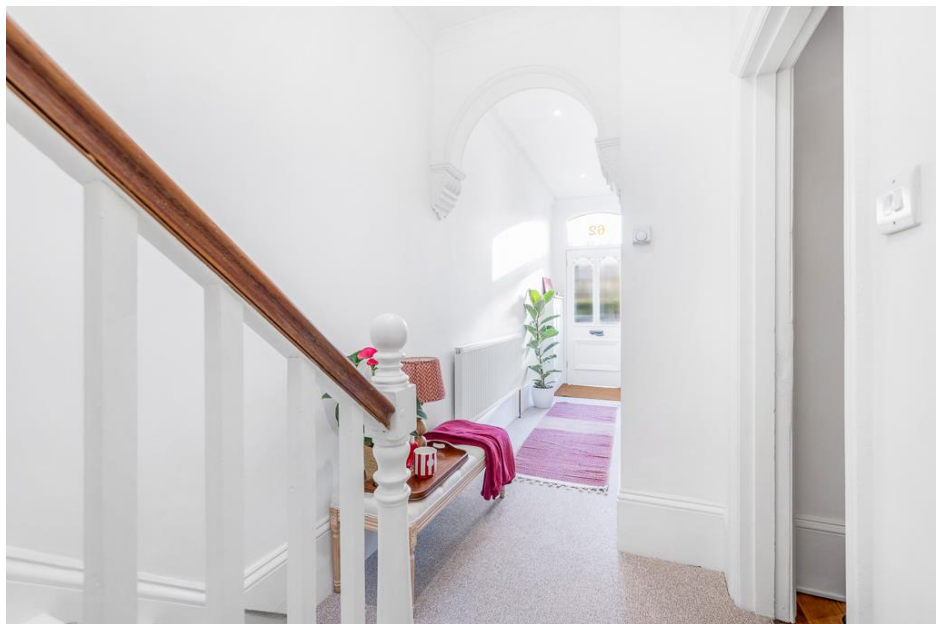
Whenever we are invited to value or indeed sell one of the lovely properties on Spilsby Road, two things immediately come to mind: A hugely desirable area... and space shouldn't be an issue for anyone. These two thoughts are of course intrinsically linked, since room sizes are naturally important to so many buyers, and the room sizes here are excellent. But the desirability is also a testament to the architecture of the properties and the convenience of the location, being walking distance of the town amenities, Primary schools, Boston High School and being close to the hospital.

This particular property also has the benefit of having just undergone a substantial refurbishment, so offers a great combination of contemporary and period features. Highlights include an updated kitchen with granite worktops and underfloor heating, new gas central heating and boiler and slide-and-tilt sash windows.

Once inside, the property feels every bit as light and spacious as the photos suggest, thanks to the lovely neutral décor. The property is also notable for being one with a more conventional layout, which should suit the needs of most families. The ground floor comprises lounge with Clearview wood-burner, dining room, kitchen and cloakroom. The first floor is similarly spacious with a four-piece bathroom and three double bedrooms. There is also a fourth room with doors to both the landing and master bedroom, which could be an ideal nursery but also serve as an office, dressing room or en-suite perhaps. Outside the property has block-paved space to the front and an established garden to the rear with security lighting front and rear. Buyers hoping to move quickly will note that the property has the added benefit of no onward chain.

- Period End-Terrace Property, Refurbished Throughout
- Lounge With Clearview Stove, Separate Dining Room & Cloakroom
- Kitchen With Granite Worktops and Underfloor Heating
- Three Double Bedrooms, Office/Nursery and Four-Piece Bathroom
- Established Rear Garden
- Updated Gas-Fired Central Heating System
- Replacement uPVC Tilt-and-Slide Windows
- Tenure: Freehold. EPC 'D 68' Council Tax 'C'
- No Onward Chain







Entrance via wooden door with obscure-glazed panels leading into the:

Entrance Hall - The entrance hall has stairs to the first floor with understairs storage, radiator, consumer cupboard housing the electric meter and lightspeed broadband socket. Doors arranged off the hall to:

Lounge 4.26m x 4.06m – With a generous bay window to the front and neutral décor, the lounge feels light and spacious, also aided by the high ceiling. Features include detailed cornice, deep skirting and a Clearview Vision 500 8kw wood-burning stove.

Dining Room 4.25m x 3.56m – The dining room has uPVC sash window to the rear aspect and an open grate fireplace with decorative surround, wooden floor, radiator and deep skirting.

Kitchen 7.11m x 2.93m - The kitchen has been substantially remodelled and comprises a generous range of fitted units to both base and eye level, including deep pan drawers, wine rack and with Granite work surfaces over. Inset one-and-a-half bowl Villeroy & Boch sink/drainers with 2-lever mixer tap and an inset dual-fuel cooking range with extractor canopy. Underfloor heating, concealed boiler and both window and French doors to the side. A further door from the kitchen leads to the cloakroom.

Cloakroom/ WC – uPVC obscured window to the rear, low-profile WC and hand basin with mixer tap and space for washing machine.

First Floor Landing – With radiator, recessed lighting, skylight and doors arranged off to:

Master Bedroom 4.23m x 3.58m - A generous double bedroom, bedroom one has built-in two-door wardrobe, feature fireplace, double radiator and uPVC window overlooking the front. Door from this bedroom and the landing leads to:

Nursery/Office 2.80m x 1.66m – This room also overlooks the front and could serve a variety of uses, for example a dressing room or perhaps an en-suite.

Bedroom Two 4.26m x 3.59m – All three of the main bedrooms are good size doubles, with bedroom two overlooking the rear. Feature fireplace, built-in double door cupboard, double radiator and deep skirting.

The landing extends through a further part-glazed door, with a second skylight and doors to:

Bedroom Three 3.60m x 2.91m – A third double bedroom with uPVC sash window overlooking the rear garden, radiator, feature and recessed lighting and a socket for wall-mounted TV.

Bathroom – The bathroom comprises a lovely white four-piece suite of freestanding style bath with freestanding bath shower mixer tap, walk-in shower enclosure with both handheld shower and rain head, vanity basin and low profile WC. Tiled floor, heated towel rail and barn-style sliding door.

Outside – The property has the benefit of block-paving to the front with contemporary dusk-til-dawn twin lights, whilst the rear of the property combines a low-maintenance gravel area with an established lawned garden. There is also an outside socket and cold water tap.

Note - Right of way exists for the neighbours. The property is the end house, there is alternative access from the opposite end, and the current owners have not experienced use of the passage by neighbours.









Total area: approx. 136.3 sq. metres (1467.2 sq. feet)

Images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract.
Plan produced using PlanUp.



NOTE: THIS PROPERTY IS SITUATED IN A CONSERVATION AREA. A right of way exists for the neighbours.

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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FAIRWEATHER
ESTATE AGENTS

22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T | 01205 336122

E | sales@fairweather-estateagents.co.uk

