

NEWTON FALLOWELL

Havenside House, Fishtoft Road, Fishtoft - PE21 0QR

£375,000

Havenside House, Fishtoft Road

Fishtoft, Boston

Enjoying a desirable semi-rural setting on the outskirts of town, this spacious detached family home occupies a plot of approximately 0.3 acre, subject to survey, offering the perfect balance of countryside surroundings and convenient access to local amenities. Extending to over 1,400 square feet, the well-proportioned accommodation comprises a porch, welcoming entrance hall, cloakroom, comfortable lounge with a multi-fuel burner, breakfast kitchen and separate dining room. To the first floor are four bedrooms and a family bathroom arranged around an attractive galleried landing.

Outside, the property is equally impressive with an enclosed lawned front garden, a driveway providing ample off-road parking and a private enclosed rear garden. Beyond the garden lies a substantial hardstanding yard with a versatile outbuilding and store shed, offering excellent potential for a variety of uses, including workshop space, storage, home business premises, hobby space or additional vehicle parking, subject to any necessary consents. Further benefits include oil-fired central heating and double glazing throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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ACCOMMODATION
Part glazed front entrance door through to the:

PORCH
Having two windows to front elevation, window to side elevation, radiator and tiled floor. Part glazed door to the:

ENTRANCE HALL
Having radiator, tiled floor, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM
Having radiator, tiled floor, low level WC and pedestal hand basin.

LOUNGE
17' 0" x 12' 6" (5.17m x 3.80m)
Having window to rear elevation, french doors to front elevation, coved ceiling, radiator and brick-built fireplace with tiled hearth and inset multi-fuel burner.

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BREAKFAST KITCHEN
17' 0" x 10' 6" (5.17m x 3.20m)
Having window to rear elevation, radiator, feature beams to ceiling and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers, open-ended shelving, space & plumbing for automatic washing machine under, glazed display units & shelving over. Work surface return with inset electric hob, integrated electric double oven, cupboards & drawer under, cupboards & extractor over, tall unit to side.

DINING ROOM
16' 0" x 8' 11" (4.88m x 2.72m)
Having window to front elevation, radiator and tiled floor.

REAR ENTRANCE
Having part glazed door to rear elevation, tiled floor and store off housing oil fired boiler providing for both domestic hot water & heating.

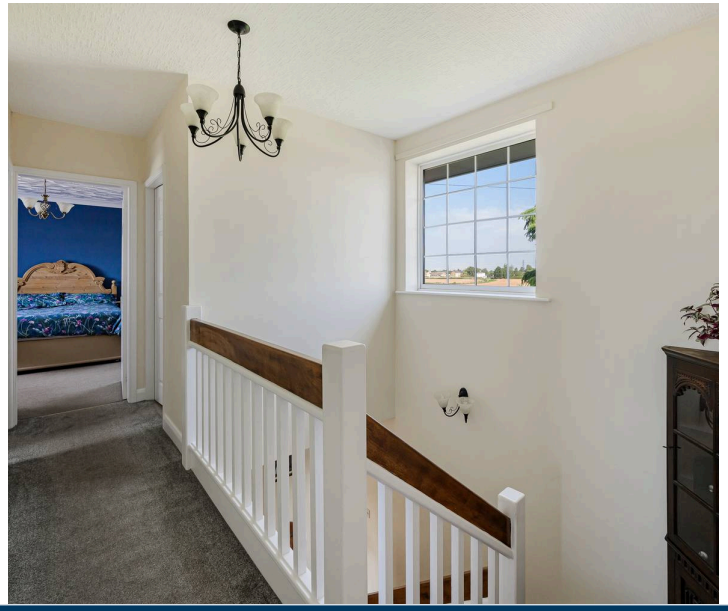






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FIRST FLOOR LANDING
Having window to front elevation, access to roof space, storage cupboard with shelving and further walk-in storage cupboard with shelving.

BEDROOM ONE
16' 11" x 12' 6" (5.15m x 3.80m)
Having windows to front & rear elevations, coved ceiling and radiator.

BEDROOM TWO
13' 0" x 9' 11" (3.96m x 3.03m)
Having window to front elevation and radiator.

BEDROOM THREE
9' 11" x 8' 11" (3.03m x 2.72m)
Having window to rear elevation, coved ceiling and radiator.

BEDROOM FOUR/STUDY
7' 7" x 6' 4" (2.30m x 1.94m)
Having window to rear elevation and radiator.

BATHROOM
Having window to rear elevation, radiator, heated towel rail, tiled walls, shaped bath with shower fitting over, close coupled WC and hand basin inset to vanity unit with cupboard under.

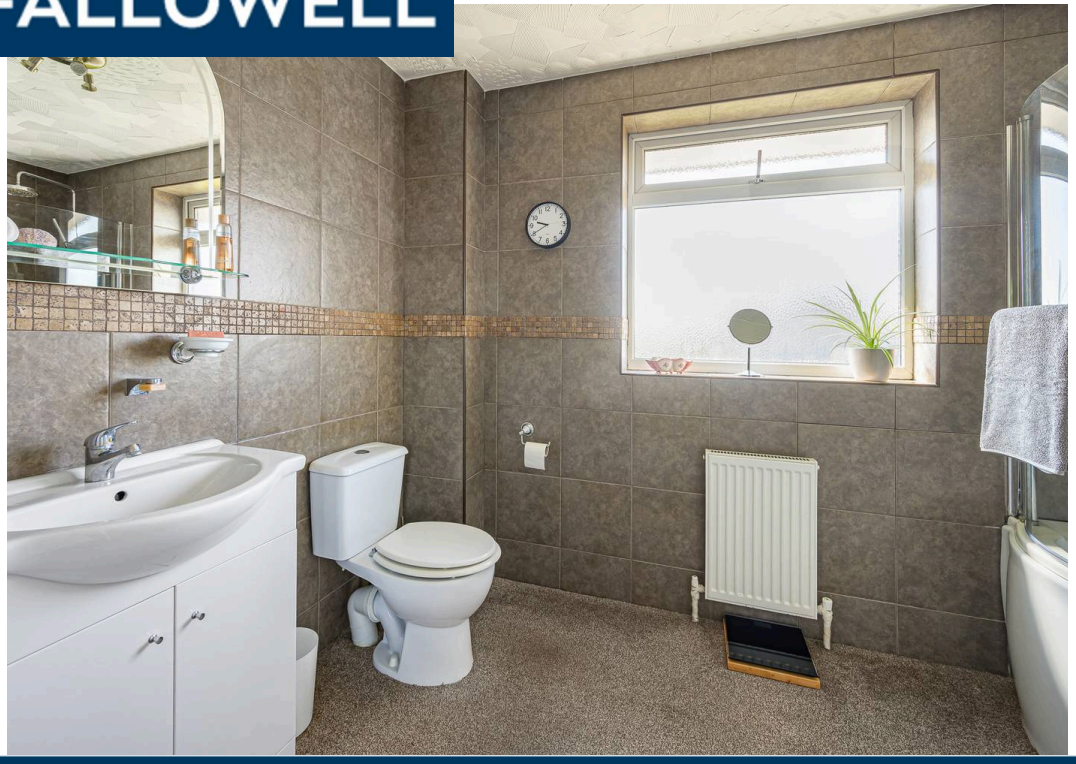
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EXTERIOR
A shared driveway with gates leads to a private driveway to the rear. The front of the property has an enclosed and private garden which is enclosed and majority laid to lawn with two paved patios and greenhouse.

REAR GARDEN
Being enclosed and majority laid to lawn with a paved patio, pond and raised borders.

YARD
There is a large gravelled yard which provides ample off-road parking and is suitable for a variety of uses subject to planning permission.

OUTBUILDING
29' 4" x 28' 11" (8.94m x 8.81m)
Of steel construction and having two 3.95m high roller doors, inspection pit, light, power, door to side and oil heater.

BRICK STORE SHED
19' 3" x 8' 4" (5.88m x 2.54m)
With double door access from the yard and having light, power and water connected.

THE PLOT
The property occupies a plot of approximately 0.3 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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SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band D.

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. 69.5 sq. metres (748.0 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.4 sq. feet)



Total area: approx. 134.6 sq. metres (1448.4 sq. feet)

Newton Fallowell Estate Agents

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