



Guide Post Farm, Butterwick Road

Benington, Boston

Set in a pleasant semi-rural village location with a far reaching open view to the side, this attractive detached home occupies a generous plot of approximately 0.38 acre (subject to survey) and offers over 1,900 sq ft of well-presented accommodation.

The ground floor comprises an entrance hall, office/playroom, spacious lounge, kitchen, dining room, utility room and shower room. To the first floor are four bedrooms and a family bathroom.

Outside, the property stands within established lawned gardens, with a driveway providing ample off-road parking and a garage, offering both space and privacy in a desirable setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





ACCOMMODATION

Part glazed side entrance door to the:

ENTRANCE LOBBY

Opening to the entrance hall and door to the:

OFFICE/PLAYROOM

14' 9" x 12' 11" (4.50m x 3.93m)

(max) Having two windows to rear elevation, coved ceiling with inset ceiling spotlights and radiator.

ENTRANCE HALL

Having inset ceiling spotlights, radiator, staircase rising to first floor and understairs storage cupboard.

LOUNGE

19' 8" x 14' 2" (5.99m x 4.31m)

Having sliding doors with windows to both sides to front elevation, windows to either side elevations, coved ceiling, feature beam to ceiling, radiator and open fireplace with marble back & hearth and wooden surround.

KITCHEN

14' 4" x 7' 7" (4.36m x 2.31m)

Having windows to side & rear elevations, inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset electric hob, cupboards & drawers under, cupboards & concealed extractor over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface return with integrated dishwasher, integrated fridge, cupboards & drawers under, cupboards over.





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DINING ROOM

15' 4" x 12' 0" (4.67m x 3.67m)

Having windows to front & side elevations, coved ceiling and radiator.

UTILITY

9' 2" x 9' 0" (2.79m x 2.74m)

Having window to side elevation, tiled floor, work surface with inset sink & drainer, cupboards, space & plumbing for automatic washing machine under. Further work surface with cupboard under and oil fired boiler providing for both domestic hot water & heating to side.

SHOWER ROOM

Having window to side elevation, radiator, tiled floor, extractor, shower enclosure with shower fitting and low level WC.





FIRST FLOOR LANDING

Having coved ceiling and access to roof space.

BEDROOM TWO

15' 5" x 12' 0" (4.71m x 3.66m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

13' 8" x 11' 11" (4.16m x 3.63m)

Having window to front elevation, coved ceiling, radiator and built-in double airing cupboard housing hot water cylinder with shelving.

BATHROOM

11' 2" x 7' 8" (3.40m x 2.33m)

Having window to side elevation, coved ceiling, radiator, tiled floor, part tiled walls, bath inset to tiled surround with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.

FURTHER LANDING

Having coved ceiling, radiator and built-in cupboard.

BEDROOM ONE

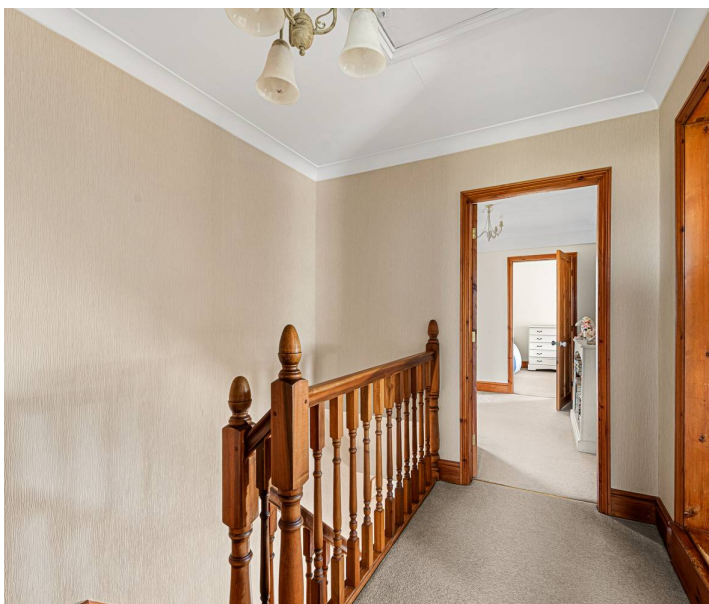
14' 10" x 12' 11" (4.52m x 3.94m)

Having two windows to rear elevation, further window to side elevation, coved ceiling and radiator.

BEDROOM FOUR

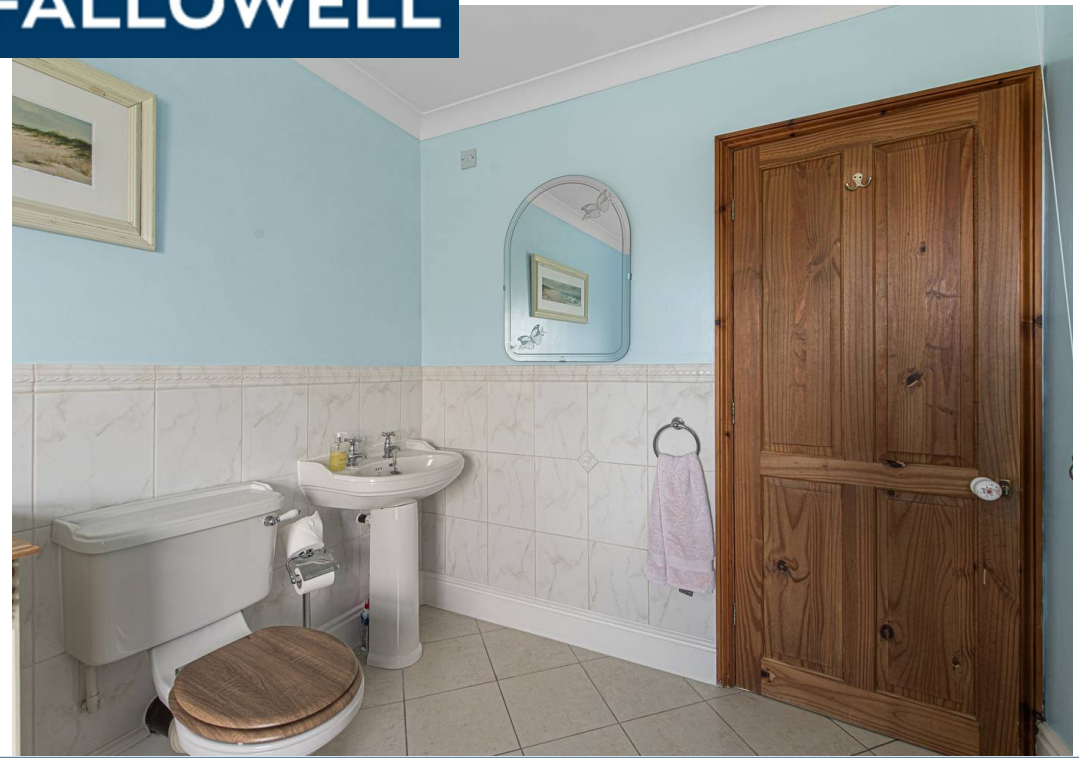
12' 4" x 9' 1" (3.76m x 2.78m)

Having window to front elevation, coved ceiling and radiator.





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EXTERIOR

To the front of the property there is a lawned garden with borders enclosed by hedging. A driveway provides off-road parking and leads to the:

GARAGE

22' 0" x 12' 0" (6.71m x 3.67m)

Of timber construction.

GARDENS

To the rear of the property there is a block paved footpath, gravelled areas, shaped lawn with established borders, garden shed, greenhouse and a screened oil storage tank. A trellis fence with a central pergola leads to a further lawned garden with gravelled areas, circular paved seating area and large timber shed.

THE PLOT

The property occupies a plot of approximately 0.38 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 serving radiators and the property is double glazed. The current council tax is band C.



NEWTON FALLOWELL



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Ground Floor

Approx. 96.6 sq. metres (1040.2 sq. feet)



First Floor

Approx. 86.8 sq. metres (934.3 sq. feet)



Total area: approx. 183.4 sq. metres (1974.5 sq. feet)

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