

NEWTON FALLOWELL

Darley Dale, Fishtoft Road, Fishtoft - PE21 0QR

Offers Over **£400,000**

Darley Dale, Fishtoft Road

Fishtoft, Boston

Occupying a generous plot of approximately 0.31 acre (subject to survey), this impressive detached home enjoys a sought-after semi-rural setting with open countryside views to both the front and rear. Offering over 1,800 square feet of well-presented accommodation, the property perfectly combines spacious family living with excellent versatility.

The accommodation comprises an entrance hall, dining room, a spacious breakfast kitchen, an inviting lounge featuring a multi-fuel burner, rear boot room, utility room and ground floor shower room. Upstairs are three bedrooms and a family bathroom.

Outside, the property continues to impress with ample off-road parking and hardstanding, a garage, a beautifully maintained lawned garden and a summerhouse, creating an ideal space for relaxing and entertaining.

A standout feature is the inclusion of two substantial workshops, offering outstanding potential for a range of uses including home working, hobbies, storage or further development, subject to any necessary planning permissions.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

NEWTON FALLOWELL









ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

DINING ROOM

12' 6" x 12' 5" (3.82m x 3.79m)

Having window to front elevation, radiator, understairs storage cupboard and brick built open fireplace (currently boarded up).

NEWTON FALLOWELL

BREAKFAST KITCHEN
19' 8" x 16' 6" (6.00m x 5.03m)
(max - L-shaped) Having window to rear elevation, coved ceiling, radiator 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 & space for dishwasher under. Work surface return with inset electric hob, integrated electric oven, cupboards, drawers & open-ended shelving under, cupboards, concealed extractor and open-ended shelving over. Further work surface return with cupboards & drawers under, cupboards over, space for american style fridge/freezer to side.







NEWTON FALLOWELL


NEWTON FALLOWELL







LOUNGE
32' 9" x 11' 11" (9.99m x 3.64m)
Having windows to front & rear elevations, coved ceiling, two radiators, wood flooring and fireplace with inset multi-fuel burner.

SUN ROOM
21' 7" x 6' 8" (6.58m x 2.02m)
Having bi-fold doors to garden, radiator and tiled floor.

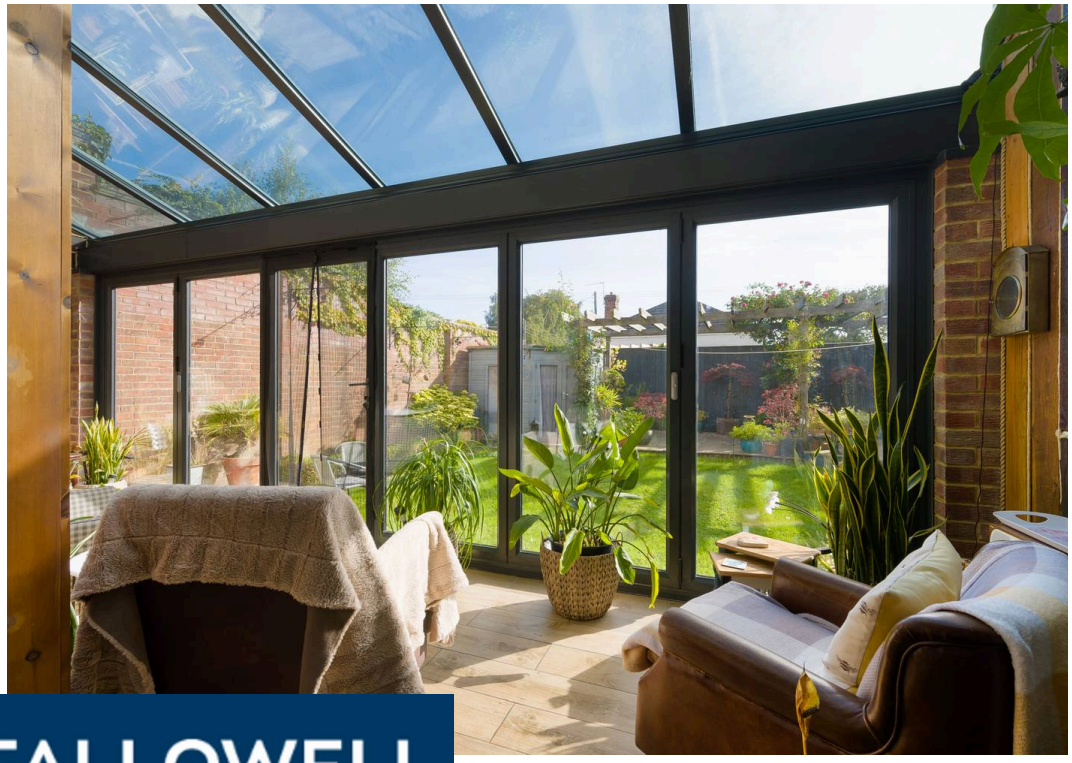
REAR ENTRANCE BOOT ROOM
Having part glazed door to rear elevation, coved ceiling, radiator, tiled floor and cupboard housing oil fired boiler providing for both domestic hot water & heating.

UTILITY
Having window to rear elevation overlooking the sun room, tiled floor and work surface with space & plumbing for automatic washing machine & tumble dryer under.

SHOWER ROOM
Having window to rear elevation, heated towel rail, tiled walls, tiled floor, shower enclosure with electric shower fitting, close coupled WC and hand basin inset to vanity unit.

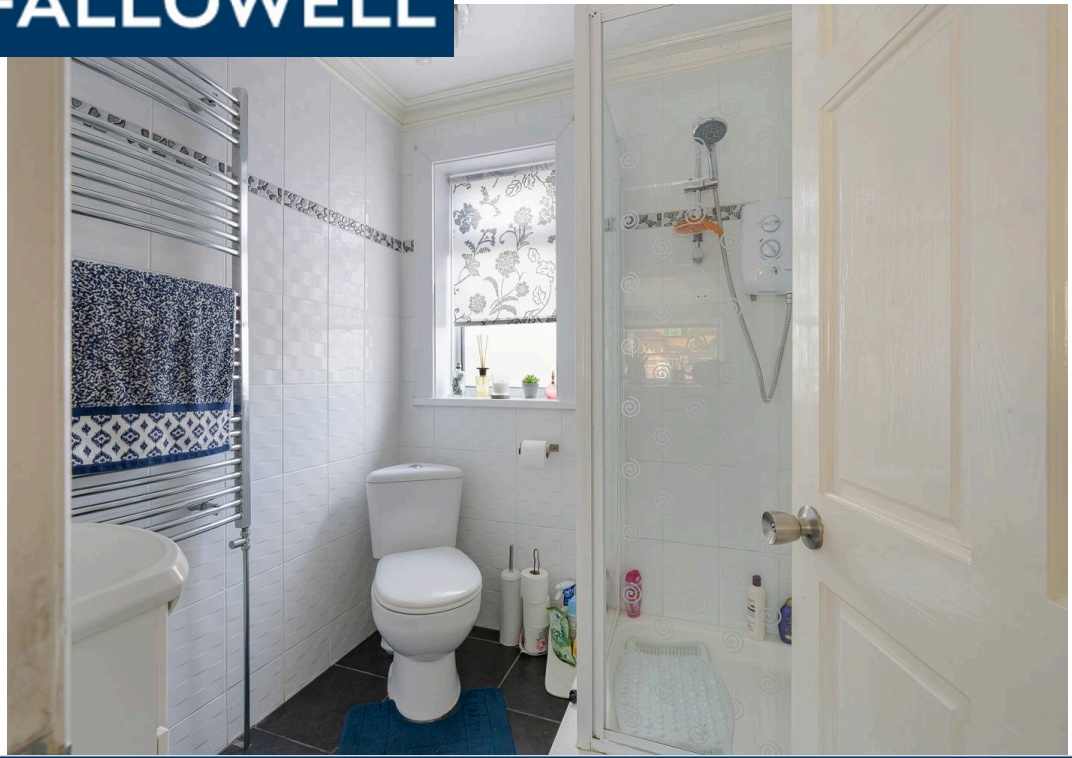
NEWTON FALLOWELL





NEWTON FALLOWELL





FIRST FLOOR LANDING
Having coved ceiling.

BEDROOM ONE
19' 8" x 11' 6" (6.00m x 3.51m)
Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO
12' 5" x 12' 2" (3.78m x 3.70m)
Having window to front elevation, coved ceiling, radiator and built-in cupboard.

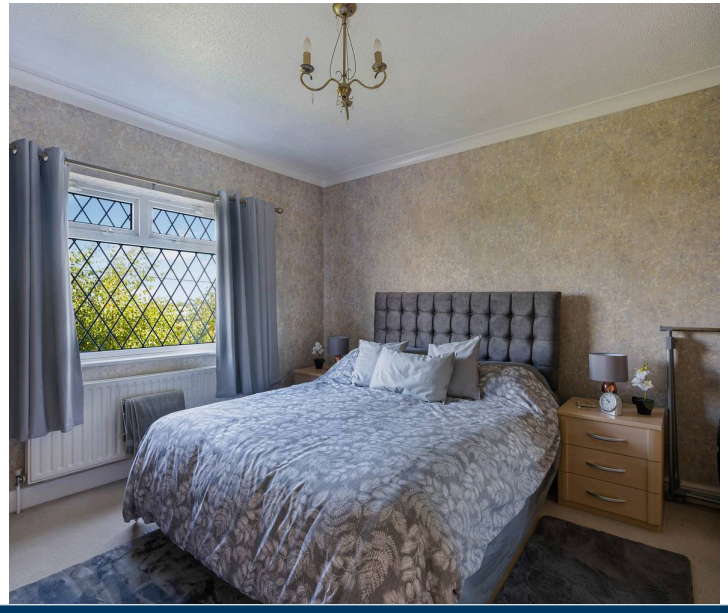
BEDROOM THREE
12' 1" x 11' 11" (3.68m x 3.64m)
(max) Having window to front elevation, coved ceiling and radiator.

BATHROOM
13' 1" x 8' 0" (3.98m x 2.43m)
(cupboards in addition) Having window to rear elevation, two heated towel rails, built-in cupboards, built-in airing cupboard housing hot water cylinder with shelving, part tiled walls, corner panelled bath with mixer tap & hand-held shower attachment, close coupled WC and hand basin on unit with drawers under.

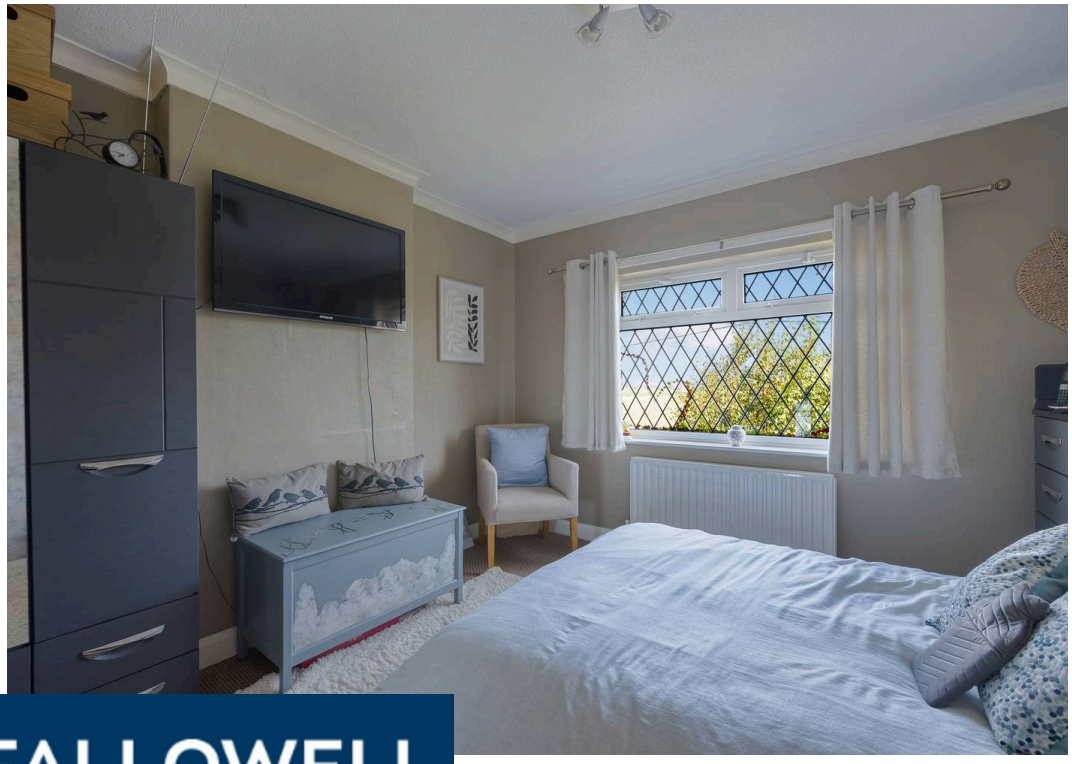
NEWTON FALLOWELL



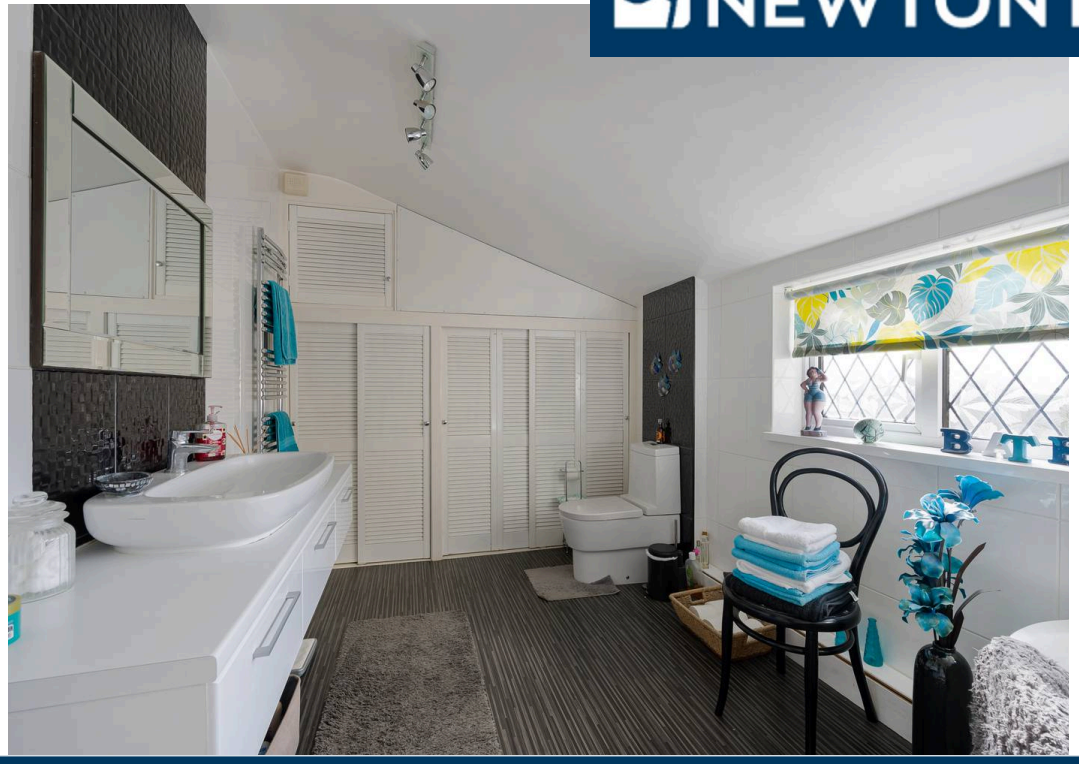


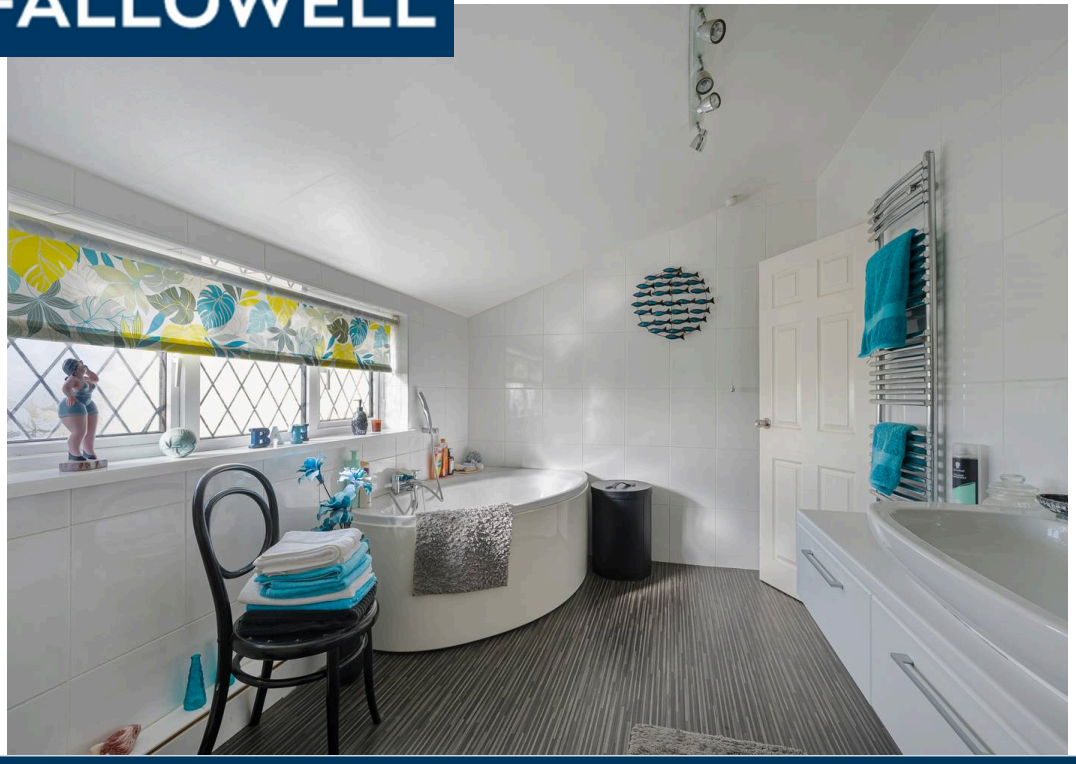






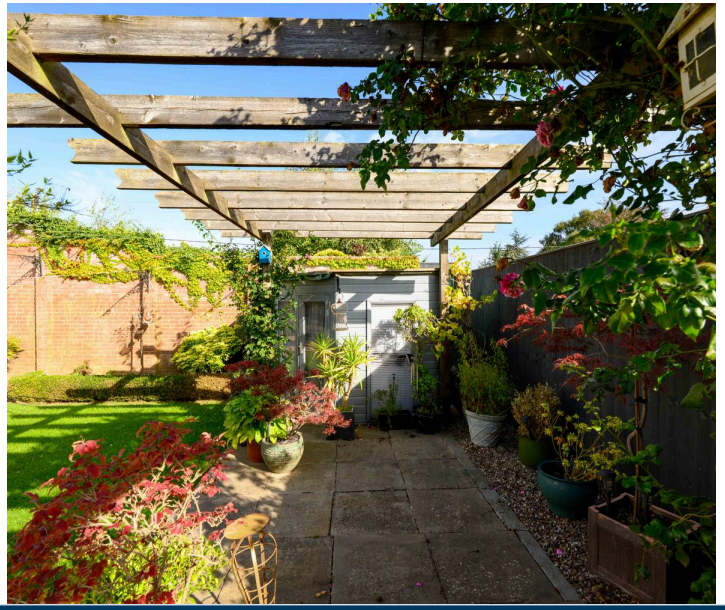
NEWTON FALLOWELL











EXTERIOR
To the front of the property there is a lawned garden with a gravelled driveway to the side. Electric gates open to:

REAR GARDEN
With a large gravelled area which provides ample off-road parking with concrete hardstanding.

GARAGE
15' 1" x 8' 10" (4.60m x 2.69m)
Having double doors, light & power.

WORKSHOP
With wooden doors to the front & rear, light & power. Forming two areas comprising:

AREA ONE
14' 10" x 14' 10" (4.51m x 4.51m)

AREA TWO
20' 0" x 15' 1" (6.10m x 4.60m)

FURTHER WORKSHOP
15' 4" x 13' 0" (4.67m x 3.96m)
Having wooden entrance door, window to front, light & power. The property has a garden to the front & side which is laid to lawn with a patio area & summerhouse.

THE PLOT
The property occupies a plot of approximately 0.31 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.

NEWTON FALLOWELL

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 C.

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.

NEWTON FALLOWELL









NEWTON FALLOWELL

NEWTON FALLOWELL

Ground Floor

Approx. 105.7 sq. metres (1137.5 sq. feet)



First Floor

Approx. 68.0 sq. metres (732.0 sq. feet)



Total area: approx. 173.7 sq. metres (1869.5 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.