



# Jabbeke

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Situated in one of Boston's most desirable areas, within easy reach of Pilgrim Hospital and several well-regarded local schools, Jabbeke is a large, individually designed detached bungalow offering comfort, space and excellent potential for future development.

Set well back from the road, the property enjoys a long gravel driveway providing ample off-road parking for multiple vehicles, complemented by well maintained gardens to both the front and rear.

Inside, a welcoming entrance hallway offers plenty of useful storage, leading to a generous lounge/diner and a bright garden room overlooking the rear garden. The breakfast kitchen and utility room overlook the garden and provide practical living space, and the bungalow currently offers two large double bedrooms and a well-appointed four piece bathroom.

Adding to its appeal, the property presents fantastic potential to extend into the loft space, subject to the relevant planning permissions. With a dormer window already in place, there's ample room to potentially create two additional double bedrooms and bathroom or en-suite facilities, making this an exciting opportunity for those seeking flexibility and room to grow.

Offered to the market with no onward chain, Jabbeke is a wonderful example of a well-cared-for home in a prime Boston location.



A part glazed front door opens through into an **Entrance Porch** - With further part glazed door opening into an **Entrance Hall 1.99m x 3.40m (6'6 x 11'2)** – Having a generous amount of storage space fitted cupboards to both sides with hanging rails, shelving and controls for the intruder alarm. Door leads off to:

**Cloakroom** - Having uPVC window to the front aspect, low level WC and pedestal wash hand basin.

**Lounge-Diner 7.27m x 4.17m (23'10 x 13'8)** - Has large bay window to the front aspect, fireplace comprising a marble back panel and hearth with fire surround and living flame effect gas fire. Two alcoves to either side of the chimney breast are illuminated with shelving. Sliding doors lead through to the:

**Garden Room/Sun Lounge 5.05m x 4.25m (16'7 x 10'1)** – This room could also make an ideal dining room if preferred. There are uPVC windows and a door to the rear, windows to the side aspect and a radiator.



**Breakfast Kitchen 4.57m x 3.01m (15'0 x 9'11)** – Has a uPVC window to the rear aspect, radiator and wall tiling where appropriate. Kitchen comprises a range of work surface space with drawer and cupboard units at both base and eye level. There is space and plumbing for a dishwasher and point for an electric oven. A double sink unit has a mixer tap over.

**Utility Room 3.19m x 2.44m (10'6 x 8'0)** – Has a uPVC window to the rear aspect and a part glazed door to the rear and work surface space with cupboards at both base and eye level. There is a radiator and integral door opening through to the garage.

**Inner Hallway 3.46m x 1.70m (11'4 x 5'7)** - Has a loft access with a pull-down ladder. The generous loft space above benefits from a Dormer style window to the front aspect and provides potential for further extension subject to the appropriate consents.

**Bedroom One 5.00m x 4.25m (16'5 x 13'11)** – Having a uPVC window to the rear aspect, radiator and two double built-in wardrobes with hanging rails. Separate open access through to the garden room.

**Bedroom Two 4.24m x 3.62m (13'11 x 11'11)** – Has uPVC windows to both the front and side aspect.

**Bathroom 3.46m x 1.80m (11'4 x 5'11)** - Has a uPVC window to the side aspect and comprises a four-piece bathroom suite to include panel bath, low-level WC, pedestal wash hand basin and tiled shower enclosure to include a Triton shower unit.

**Outside** – To the front of the property a generous gravel driveway provides ample off-road car parking for several vehicles and access to the:

**Attached Single Garage 5.85m x 2.44m (19'2 x 8'0)** – Having an electric up and over door, light and power points as well as integral door to the utility room within the main property.

The front garden is beautifully maintained and laid to lawn with established shrubs and bushes providing a most appealing front aspect. The rear garden is also laid to lawn with shaped borders and an extensive paved patio area accessed from both the utility room and garden room. Several shrubs and bushes within the garden add shape and structure all year round. The garden also includes a timber shed and greenhouse.

\*A low fence enjoys open views over the neighbouring countryside, although in the interests of full transparency, the seller would like any interested party to be made aware that the land to the rear of the property currently has planning permission for development.

EPC Rating – 'D'

Council Tax Band – 'D'

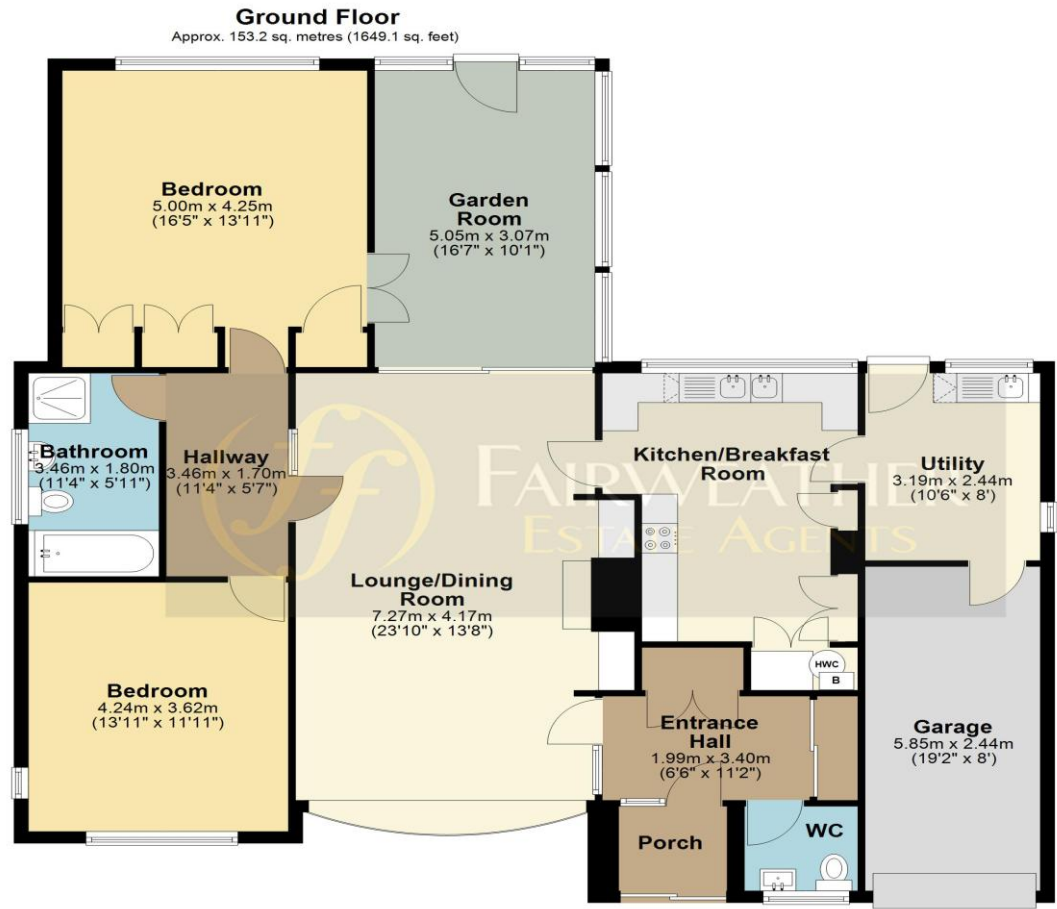
Heating – Mains Gas

Drainage – Mains Drainage

NB - Contracts will not be able to exchange until a grant of probate is received.







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Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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