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The Grange, Washdyke Road, Algarkirk, Boston, PE20 2AW

**GUIDE PRICE £750,000 Freehold**

- Elegant Georgian Country House.
- Set within established grounds of approximately 2 acres (STS).
- Ample parking, double garage, Workshop and Hobbies room above.
- Superbly presented spacious 4/5 bedroomed accommodation
- Oil central heating and UPVC windows, log burners.
- Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### **ACCOMMODATION**

Part leaded light glazed front entrance door to:

#### **RECEPTION HALL**

14' 0" x 5' 11" (4.29m x 1.82m) Solid Bamboo flooring, staircase off, ceiling light, radiator with fretwork cover, door to:

#### **DRAWING ROOM**

18' 5" x 13' 11" (5.62m x 4.25m) Solid Bamboo flooring, radiator, log burner set within recessed fire place with raised hearth, dual aspect with UPVC Georgian style window to the front and side elevations, 2 ceiling lights, wall light.

#### **STUDY**

13' 8" x 13' 11" (4.19m x 4.25m) Fire place with log burner and tiled hearth, dual aspect with UPVC Georgian style window to the front and side elevations, coved cornice, radiator, ceiling light.

## DRAWING ROOM



## STUDY



From the Reception Hall a part multi pane glazed door opens into:

### FITTED BREAKFAST KITCHEN

20' 3" x 10' 0" (6.19m x 3.07m) Comprehensive range of modern limed oak units comprising base cupboards and drawers beneath the granite worktops with integrated drainer, double bowl Belfast sink with mono block mixer tap, modern integrated Hotpoint dishwasher, Neff electric double oven, 4 ring ceramic hob and multi speed cooker hood above, intermediate wall tiling, matching eye level wall cupboards, attractive ceramic floor tiles in an hexagonal shape, freestanding Samsung American style fridge freezer with a drinks dispenser, radiator with fretwork cover, coved cornice, UPVC Georgian style window to the side elevation, 3 ceiling lights, glazed double doors opening into:

### FAMILY/SITTING ROOM

18' 11" x 12' 9" (5.77m x 3.90m) Feature arch, log burner set in the corner with raised hearth, radiator, recessed ceiling lights, coved cornice, Solid Bamboo flooring, modern UPVC sealed unit double glazed sliding patio doors opening on to the patio area.

From the corner of the Breakfast Kitchen a door leads to:

### GROUND FLOOR SHOWER ROOM

8' 4" x 7' 2" (2.55m x 2.19m) Fully tiled walls, tiled floor, corner shower cubicle with fitted shower, vanity unit with oval shaped hand basin, mono block mixer tap, illuminated mirror, marble surround and storage cupboards and drawers beneath, low level WC with push button flush, automatic extractor fan, vertical radiator/towel rail, recessed ceiling lights.

From the Kitchen a multi pane glazed door opens into:

### DINING ROOM

12' 10" x 11' 10" (3.92m x 3.61m) Georgian style UPVC window overlooking the driveway, part glazed UPVC external entrance door, ceramic floor tiles matching those in the Kitchen, recessed ceiling lights, radiator, security alarm control panel.

### WALK-IN PANTRY

6' 5" x 3' 4" (1.98m x 1.02m) With shelving, cupboards, recessed ceiling lights.

### UTILITY ROOM

9' 8" x 11' 7" (2.97m x 3.55m) Range of base cupboards and drawers, single drainer stainless steel sink unit with mixer tap, plumbing and space for washing machine, further appliance space, modern Worcester oil fired central heating boiler, part glazed UPVC external entrance door, modern consumer unit.

From the Dining Room a door to:

### BEDROOM 5/GYM

10' 3" x 10' 0" (3.14m x 3.05m) UPVC window overlooking the driveway, recessed ceiling lights, door to:

### FREEZER ROOM/STORE

8' 0" x 8' 3" (2.45m x 2.54m) UPVC window, wall mounted electricity meter, power points, ceiling light, personnel door to the Garage.

### AGENTS NOTE



In the Agents opinion the current dining room, walk-in pantry, utility room, 5th bedroom/gym and freezer room/store could combine to provide potential ground floor annexed accommodation with very little further work.

From the Reception Hall the carpeted staircase rises to:

#### **GALLERIED FIRST FLOOR LANDING**

17' 10" x 5' 11" (5.46m x 1.82m) Georgian style UPVC window to the front elevation, coved cornice, ceiling light, doors arranged off to:

#### **BEDROOM 1**

14' 7" x 14' 3" (4.45m x 4.36m) Dual aspect with Georgian style UPVC windows to the front and side elevations, coved cornice, ceiling light, 2 wall lights, radiator, extensive range of fitted wardrobes.

#### **BEDROOM 2**

14' 3" x 14' 4" (4.36m x 4.39m) Dual aspect with Georgian style UPVC windows to the front and side elevations, radiator, coved cornice, ceiling light, fitted wardrobe with multi pane glazed doors.

#### **BEDROOM 3**

10' 7" x 11' 6" (3.24m x 3.52m) plus door recess Georgian style UPVC window to the rear elevation, ceiling light, coved cornice, access to loft space, radiator.

#### **BEDROOM 4**

10' 10" x 10' 6" (3.32m x 3.21m) plus door recess Georgian style UPVC window to the rear elevation, twin shelved alcoves with store cupboards, radiator with fretwork cover, coved cornice, ceiling light.

#### **BATHROOM**

7' 3" x 10' 11" (2.22m x 3.34m) Panelled bath with mixer tap, shower attachment and tiled surround with fitted screen, wash hand basin with mono block mixer tap and store cupboard beneath, low level WC with push button flush, part obscure glazed Georgian style UPVC window, radiator, ceiling light, built-in Airing Cupboard with hot water cylinder, shelving and solar boost control to provide hot water from the solar panels (located on the roof of the garage/workshop).

#### **EXTERIOR**

The property stands within mature established grounds totalling approximately 2 acres (subject to survey) with extensive in and out driveway providing multiple parking for numerous vehicles and access to:

#### **DOUBLE GARAGE/WORKSHOP**

##### **DOUBLE GARAGE**

19' 7" x 17' 9" (5.98m x 5.42m) Brick construction beneath a pitched roof with electricity and water connected. On one side of the roof there are 16 Solar Panels which do generate an income and reduce the electricity bills significantly. There are twin up and over doors (one electronically operated), concrete floor, power, lighting, shelving, internal sliding doors to:

## GROUND FLOOR SHOWER ROOM



## UTILITY



### THE WORKSHOP

19' 5" x 10' 3" (5.94m x 3.13m) Georgian style UPVC windows to the side and rear elevation, fluorescent strip lights, concrete floor, power sockets.

From the corner of the Double Garage a timber staircase rises to:

### FIRST FLOOR HOBBIES/CRAFT ROOM

28' 5" x 10' 7" (8.68m x 3.23m) overall Ceiling light.

To the side there is a hard standing space with timber garden shed and, a delightful paved patio and seating area with an oak open sided gazebo with bamboo roof and sun shade, low retaining capped bricked walls, external socket and lighting, brick barbeque area and delightful views on to the established grounds. To the side of the workshop there is a useful covered space for log store and there is also a modern oil storage tank discreetly positioned at the side of the workshop.

There is a further extensive gravelled area immediately in front of the house providing multiple parking and a trellised arch opening into the delightful gardens which include lawns, established trees, a delightful pond with central island with raised chicken coop, trees, seating area, bird box etc. All accessed via a wooden foot bridge.

The gardens continue round to the side and rear of the property where there are further extensive lawns with hedgerow, shrubs and mature established outer borders with a fine selection of trees and bushes. The property is surrounded by open farmland and has interesting views from all bedroom windows.

### DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road continuing for 8 miles to the Sutterton roundabout taking the last exit on to the A17 east bound. Continue for just under a mile and Washdyke Road is a turning to the left. The property is the first on the left-hand side.

### AMENITIES

Local amenities including service stations with convenience stores at nearby Sutterton roundabout, combined facilities at nearby Sutterton and Kirton including primary and secondary schools, doctors' surgery, variety of shops, public houses/restaurants etc. The market town of Boston is 6 miles from the property offering a wide range of facilities and Spalding is 9 miles to the south also offering extensive facilities along with the Springfields Retail Outlet/Festival Gardens. Peterborough is 27 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

**FAMILY/SITTING ROOM**



**SHELTERED PATIO AREA OFF FAMILY/SITTING ROOM**

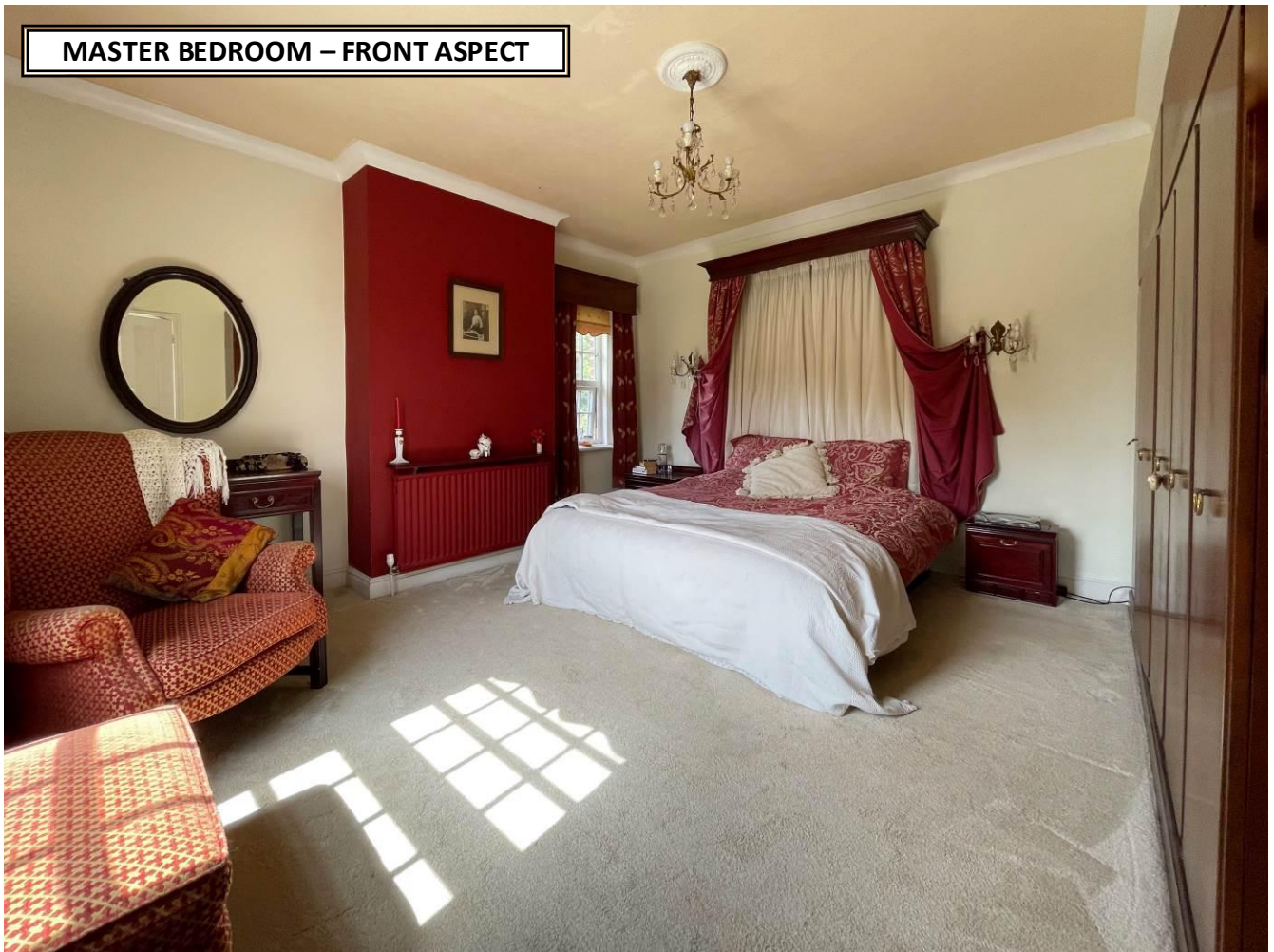




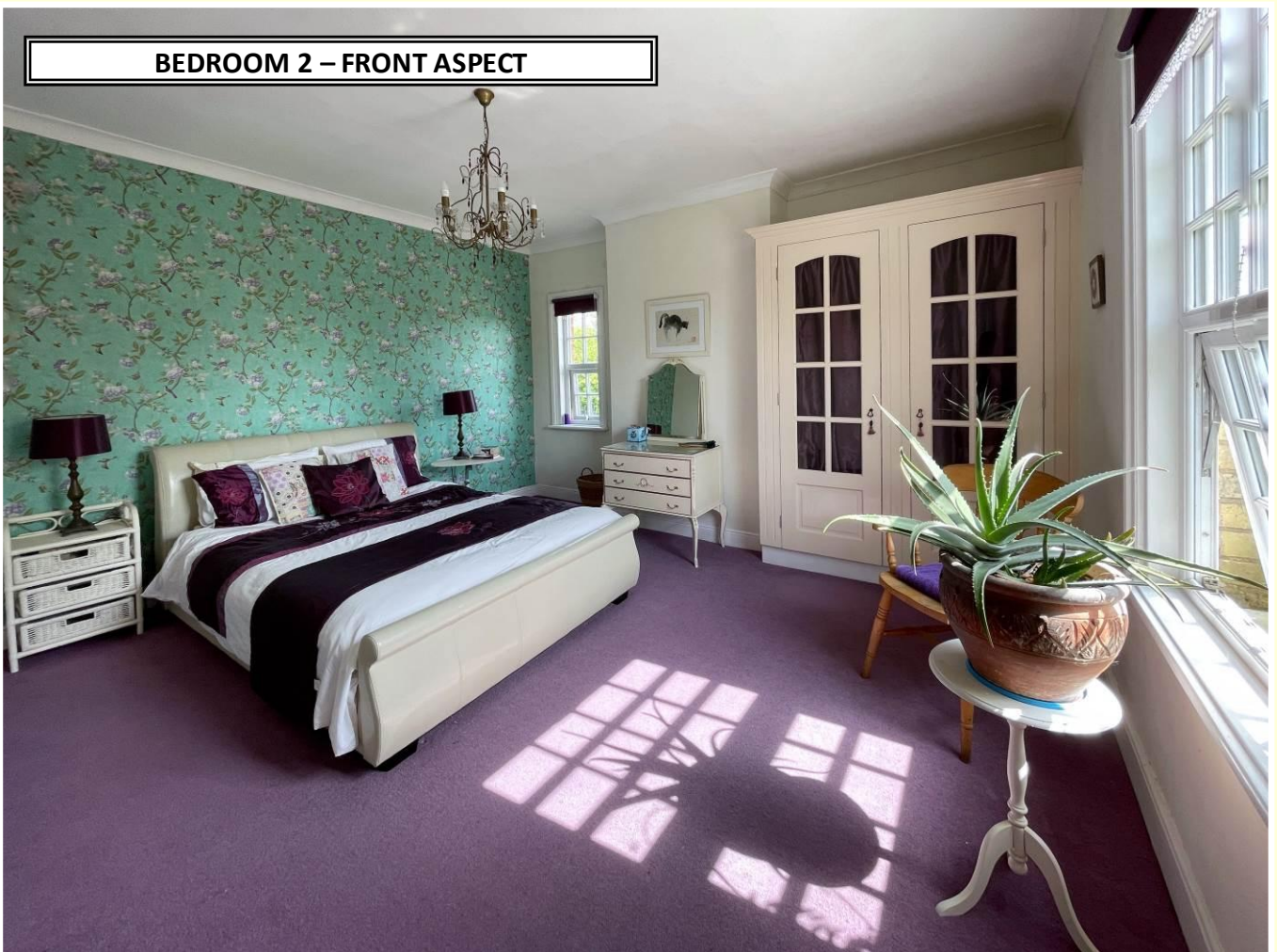
**FAMILY BATHROOM**



**MASTER BEDROOM – FRONT ASPECT**



**BEDROOM 2 – FRONT ASPECT**





**BEDROOM 3 – REAR ASPECT**



**BEDROOM 4 – REAR ASPECT**





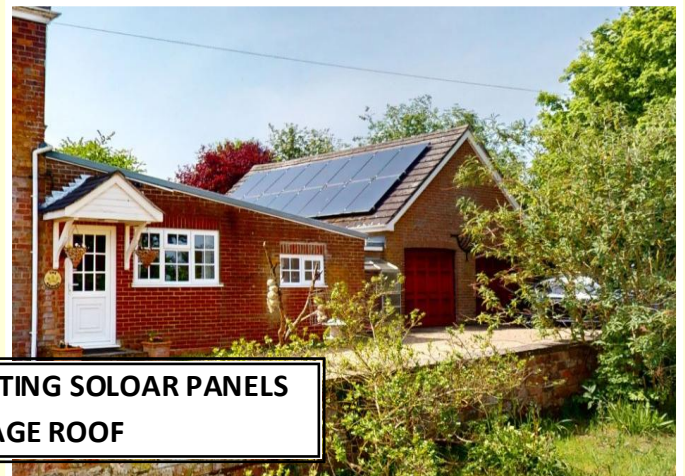
**WORKSHOP – To rear of Double Garage**



**HOBBY/CRAFT ROOM ABOVE GARAGE**



**16 REVENUE-GENERATING SOLAR PANELS  
ON GARAGE ROOF**





TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND

LOCAL AUTHORITIES

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11455 (10 May 2024)

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## Floor Plan of House



## EPC

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.