



Millfield House

Field Lane, Boston

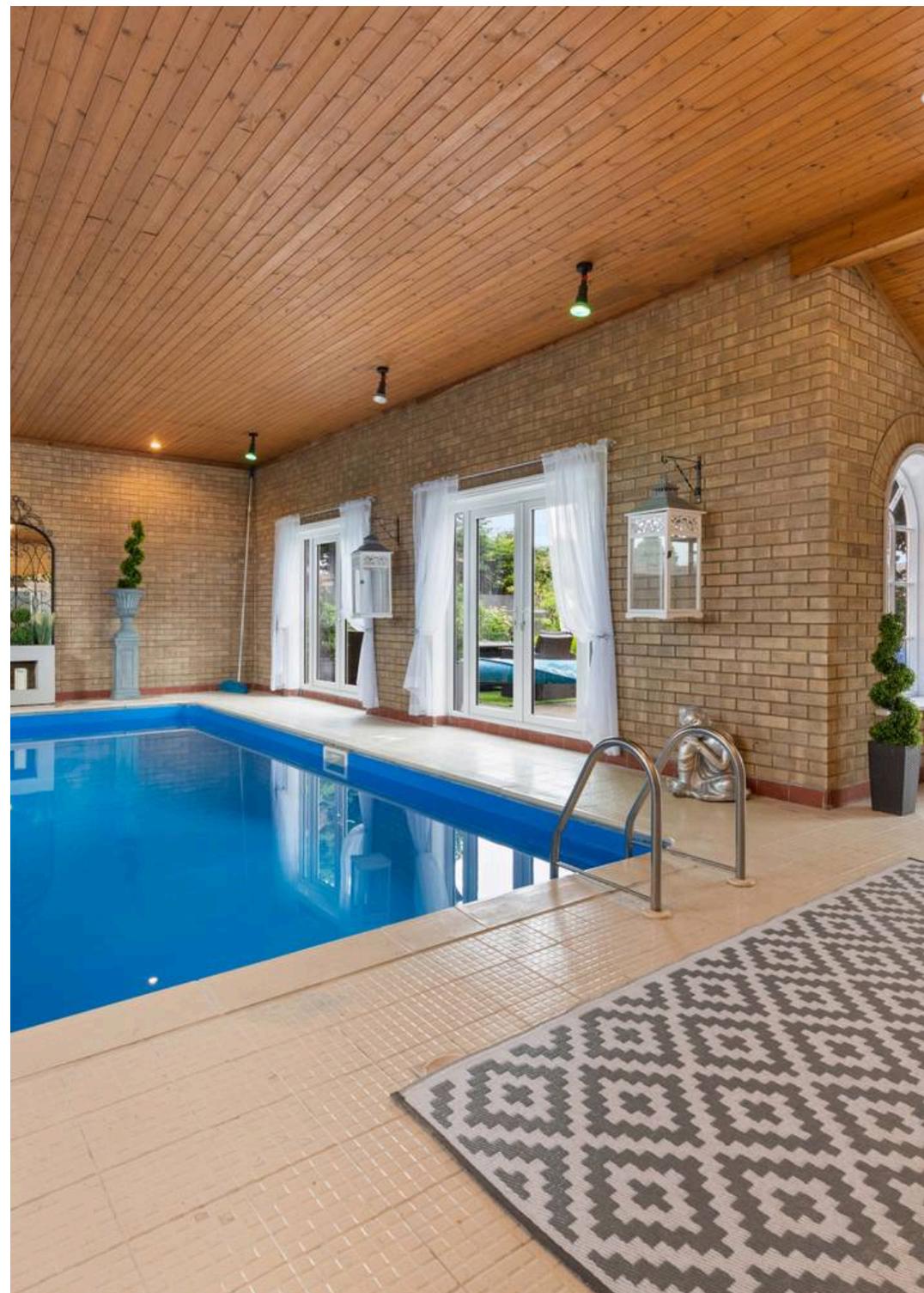
A substantial 7 Bedroom Detached House with Indoor Heated Swimming Pool and over 3,600 sq ft of living accommodation situated in a pleasant rural village location. Internally the property comprises Entrance Hall, Lounge, Office, huge open plan Kitchen and Dining area with double doors to an indoor heated Swimming Pool to the rear as well as a utility Room & Cloakroom to the ground floor. To the first floor are 7 Bedrooms, 2 of which are En-Suite and a Family Bathroom. Standing on a good sized plot with ample off road gated parking and DOUBLE GARAGE. Viewing is essential to appreciate the location and presentation of this fabulous family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

ENTRANCE HALL

With an entrance door to the front elevation, radiator, staircase leading off to the first floor and ceiling light point.

LOUNGE

17' 9" x 13' 5" (5.40m x 4.10m)

With dual aspect double glazed windows to the front and side elevations, feature brick fireplace and hearth with inset wood burning stove, radiator, T.V connection point.

OPEN LIVING KITCHEN AREA

25' 7" x 23' 7" (7.80m x 7.20m)

With an impressive range of recently fitted high gloss base and drawer units with complimentary granite worksurfaces over, inset double sink unit with mixer tap over and waste unit, integrated appliances including a wine cooler, dishwasher, fridge freezer, eye level electric double oven and double electric steam oven, Neff advanced five ring induction hob, extractor, feature tiled flooring, plinth lighting, integrated Neff coffee machine, larder/pantry with complete range of high gloss storage cupboards, pan drawers, island feature perfect for breakfast bar and evening dining. Radiator, T.V connection point, ceiling recess spotlights and further LED mood lighting, double glazed window to the side elevation, side door to the garden, door to Pantry and french doors with side screens to the:-

INDOOR SWIMMING POOL

38' 5" x 23' 7" (11.70m x 7.20m)

With a heated swimming pool, double glazed windows to the side elevations and three sets of french doors to the side onto a decked seating area, tiled flooring, radiator, ceiling light point and wall mounted de-humidifier.



PANTRY

5' 7" x 4' 11" (1.70m x 1.50m)

With a range of fitted base and wall units, further storage shelving, ceiling light point and tiled flooring.

OFFICE

9' 6" x 8' 6" (2.90m x 2.60m)

With a double glazed window to the front elevation, radiator, ceiling light point.

UTILITY ROOM

With a range of fitted base and wall units, space and plumbing for washing machine, space for condensing dryer, ceiling light point and tiled floor, door to the rear and door to:

CLOAKROOM

With a close coupled low level W.C and pedestal hand basin, double glazed window to the rear elevation, ceiling light point and tiled flooring.

FIRST FLOOR ACCOMMODATION**MASTER BEDROOM**

17' 9" x 13' 5" (5.40m x 4.10m)

With a double glazed window to the rear elevation, radiator, ceiling light point, T.V connection point and doors to the Walk-in Dressing Room & En-Suite.

WALK IN DRESSING ROOM

9' 2" x 8' 10" (2.80m x 2.70m)

With a double glazed window to the front elevation, radiator, ceiling light point and a wide range of shelving and hanging space.

EN-SUITE BATHROOM

9' 6" x 8' 2" (2.90m x 2.50m)

With a four piece bathroom suite comprising a low level W.C with concealed cistern, wash hand basin set into a suite a furniture, jacuzzi style bath with mixer tap and shower attachment, walk in double shower with wall mounted thermostatic shower within, heated towel rail, ceiling light point and tiled flooring.



**BEDROOM 2**

19' 8" x 10' 6" (6.00m x 3.20m)

With a double glazed window to the front elevation, wood laminate flooring, radiator, ceiling light point and T.V connection point.

BEDROOM 3

16' 9" x 13' 9" (5.10m x 4.20m)

With a double glazed window to the side elevation, radiator, ceiling light point, door to:-

BEDROOM 4

11' 2" x 10' 2" (3.40m x 3.10m)

With pvc window to the side elevation, radiator, ceiling light point, door to:-

EN-SUITE W.C & SHOWER

With a low level W.C, shower, wall mounted hand basin and ceiling light point.

BEDROOM 5

15' 1" x 10' 6" (4.60m x 3.20m)

With double glazed window to the side elevation, radiator, spotlights to ceiling.

BEDROOM 6

11' 6" x 10' 6" (3.50m x 3.20m)

With double glazed window to the side elevation, radiator, spotlights to ceiling.

BEDROOM 7

9' 2" x 8' 6" (2.80m x 2.60m)

With a double glazed window to the front elevation, radiator, ceiling light point.



FAMILY BATHROOM

8' 2" x 7' 7" (2.50m x 2.30m)

With a four piece suite comprising a low level W.C, stand alone bath with ball and claw feet and shower attachment, corner shower enclosure with thermostatic shower, pedestal hand basin, Velux skylight window to the rear elevation, heated towel radiator, extractor fan, tiled flooring and ceiling light point.

INTEGRAL DOUBLE GARAGE

18' 1" x 18' 1" (5.50m x 5.50m)

With light and power, two up and over vehicle doors.

EXTERIOR

The front of the property is accessed through a double gated entrance to a block paved driveway providing ample off road parking and access to the Double Garage and lawned area to the side. The majority of the good sized plot is occupied to the rear of the property with a good sized lawned garden, a good sized L-shaped raised deck seating area with open views over fields to the side, yet private with mature hedging.

OUTSIDE STORE

11' 6" x 4' 7" (3.50m x 1.40m)

With service door from the garden.





 **NEWTON FALLOWELL**





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TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band F - 2025/26 - £3,114.05

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 **NEWTON FALLOWELL**



GROUND FLOOR



1ST FLOOR



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Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness