



Guide Price £425,000 - £435,000

Reeds Cottage, Fore Lane, Bicker, Boston, Lincolnshire, PE20 3AZ

NEWTONFALLOWELL



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WELCOME TO REEDS COTTAGE

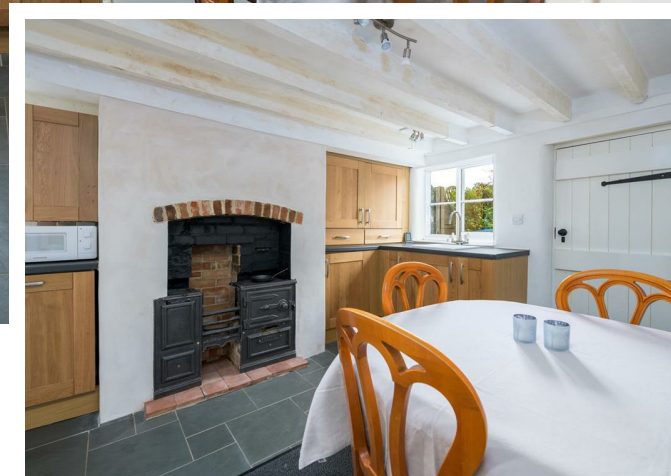
Side entrance door through to the:

BREAKFAST ROOM

13'2" x 11'10" (4.01m x 3.61m)

Having windows to front & side elevations, radiator, slate floor, beamed ceiling, smoke alarm, fireplace with feature range, understairs storage cupboard and door to staircase rising to first floor. Work surface with inset ceramic sink, solid oak cupboards under. Work surface return with solid oak cupboards under & over, space & plumbing for automatic washing machine and further work surface with integrated dishwasher & drawers under, cupboard over. Open to the:

****Guide Price £425,000-£435,000**** A unique Grade II Listed cottage full of character, retaining many original features but with all the modern comforts. Set in a quiet rural location with open fields to the front & rear and on a large plot of just under an acre, subject to survey. Fully renovated by the current owners and having well presented accommodation comprising: breakfast room, kitchen, inner hall, bathroom, lounge with vaulted ceiling & mezzanine seating area, sitting room with inglenook fireplace and bedroom four to ground floor. Three bedrooms and shower room to first floor. Outside the property sits in lawned gardens with an extensive driveway providing off-road parking and a double garage with workshop area and first floor storage over. This beautiful cottage must be viewed to fully appreciate the unique accommodation and location.



NEWTON FALLOWELL 

KITCHEN

12'3" x 5'6" (3.73m x 1.68m)

Having window to front elevation, radiator and continuation of slate floor. Work surface with inset stainless steel sink & drainer, solid oak cupboards & drawer under, cupboards over. Work surface return with inset electric induction hob, integrated electric double oven, cupboards & drawers under, cupboards, open-ended shelving & stainless steel cooker hood over. Integrated fridge.



INNER HALL

Having slate floor, access to roof space and walk-in boiler room with storage and oil fired boiler providing for both domestic hot water and heating.

BATHROOM

Having window to front with shutters, radiator, wooden floor, marble tiled walls and extractor fan. Fitted with a suite comprising: panelled Jacuzzi bath, shower enclosure with mixer shower fitting, close coupled WC and counter basin on vanity unit with cupboard under.

LOUNGE

25'7" x 12'5" (7.80m x 3.78m)

Having feature vaulted ceiling with beams, two windows to front elevation, two windows to rear elevation and window to side elevation, part glazed double doors to rear elevation, four radiators, television aerial connection point and brick built fireplace with inset multi-fuel burner. Spiral staircase to the:

MEZZANINE SEATING AREA

12'5" x 7'1" (3.78m x 2.16m)

Having original beams, wooden flooring and telephone connection point.





SITTING ROOM

12'0" x 10'11" (3.66m x 3.33m)

Having window and door to rear elevation, radiator, quarry tiled floor, wood panelling to dado height, door to staircase rising to bedroom one and feature exposed brick inglenook fireplace.

BEDROOM FOUR

12'3" x 12'2" (3.73m x 3.71m)

Having window to rear elevation, radiator, quarry tiled floor, wood panelling to dado height, built-in cupboard and original open fireplace with slate surround.

FIRST FLOOR LANDING

Having beam to ceiling, radiator, smoke alarm, access to roof space and open boarded floor.



BEDROOM ONE

12'9" (max) x 12'1" (3.89m (max) x 3.68m)

Having window to rear elevation, beams to ceiling, radiator, open boarded floor, access to roof space and airing cupboard housing hot water cylinder with shelving.

BEDROOM TWO

12'7" x 12'2" (3.84m x 3.71m)

Having two windows to side elevation, radiator, beams to ceiling, access to roof space and open boarded floor.

BEDROOM THREE

12'6" (max) x 6'0" (3.81m (max) x 1.83m)

Having window to front elevation, beam to ceiling, radiator and open boarded floor.

SHOWER ROOM

Having window to front elevation, beam to ceiling, radiator and open boarded floor. Fitted with a suite comprising: fully tiled shower enclosure with electric shower fitting, close coupled WC and wash hand basin inset to vanity unit with cupboards under.



EXTERIOR

The property has a formal enclosed garden area laid to lawn with borders, large gravelled area to rear & side, further extensive lawns and mature natural gardens, various fruit trees, oil storage tank, large shed and two wood stores. There is a five bar gate to large gravelled driveway which provides off-road parking and leads to the:

DOUBLE GARAGE & WORKSHOP

Comprising:

GARAGE

19'5" x 18'2" (5.92m x 5.54m)

Having two pairs of bespoke wooden double doors, window to side, light and power. An entrance lobby with window and door to side and stairs to the first floor off lead to the:

WORKSHOP AREA

18'2" x 10'5" (5.54m x 3.18m)

(understairs recess in addition) Having two windows to rear elevation, window to side elevation, light, power and water.

FIRST FLOOR STORAGE

32'11" x 12'10" (10.03m x 3.91m)

An excellent space for storage, games room or further bedrooms, etc., subject to any necessary planning permission. Having five Velux windows, windows to front & rear, light and power (power & water supplied from main house).



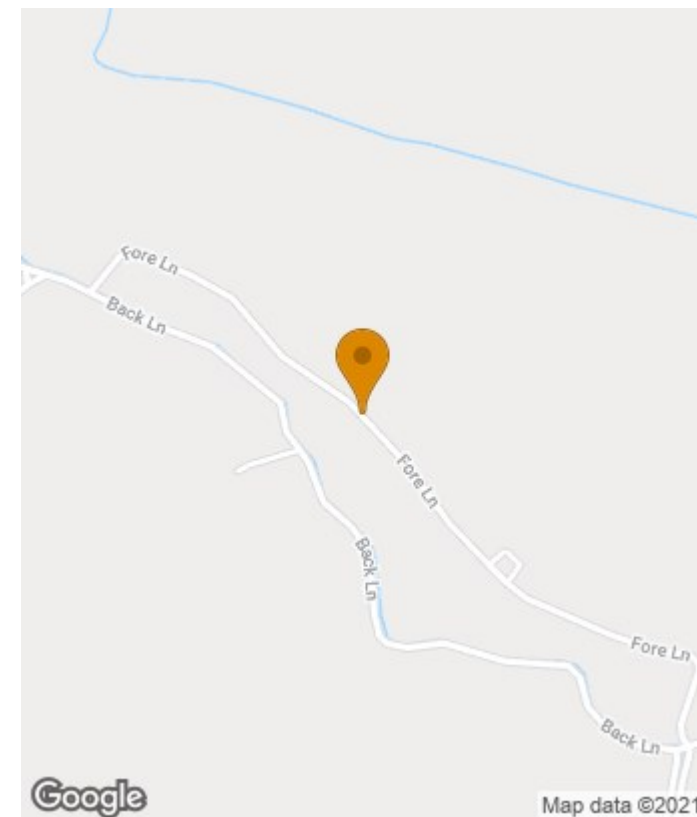
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THE PLOT

The property occupies a plot of just under an 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.



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SERVICES

The property has mains electricity and water connected. Heating is via an oil fired boiler and drainage is to a septic tank. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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For more information please call in the office or telephone 01205 353100.

Ground Floor
Approx. 96.6 sq. metres (1040.0 sq. feet)



First Floor
Approx. 54.2 sq. metres (583.0 sq. feet)

