



1 Glebe Close

Sibsey, Boston

Occupying a generous corner plot in the ever-popular village of Sibsey, this well-presented detached family home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, cloakroom, comfortable lounge, separate dining room and a well-appointed breakfast kitchen, providing plenty of space for both everyday life and entertaining.

Upstairs, the impressive principal bedroom benefits from its own en-suite shower room, while three further bedrooms are served by a family bathroom complete with a separate shower.

Outside, the property continues to impress with a block-paved driveway providing ample off-road parking, a double garage and an enclosed rear garden, offering a private space to relax and enjoy the outdoors. Further benefits include gas central heating and double glazing throughout.

Sibsey is a thriving Lincolnshire village that offers the perfect balance of peaceful rural living and everyday convenience. Located just a short drive from Boston, the village enjoys a strong sense of community, a well-regarded primary school, local amenities including a village shop and pub and beautiful open countryside on the doorstep. With its iconic Trader Windmill and welcoming atmosphere, Sibsey is an ideal location for families and those seeking a relaxed village lifestyle without feeling remote.

Council Tax band: E - Tenure: Freehold - EPC Energy Efficiency Rating: D





ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, wood effect vinyl flooring and staircase rising to first floor.

CLOAKROOM

Having window to rear elevation, radiator, wall mounted gas fired boiler providing for both domestic hot water & heating, close coupled WC and wall mounted hand basin.

LOUNGE

18' 1" x 11' 9" (5.52m x 3.57m)

Having window to front elevation, french doors to rear elevation, coved ceiling, two radiators and fireplace with living flame style electric fire.





DINING ROOM

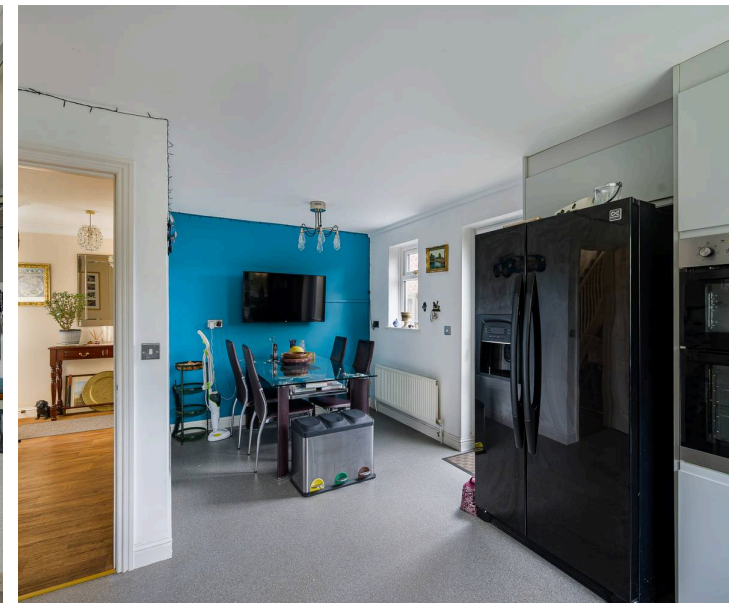
11' 3" x 9' 7" (3.42m x 2.93m)

Having window to rear elevation, coved ceiling and radiator.

BREAKFAST KITCHEN

18' 1" x 11' 5" (5.50m x 3.49m)

(max) Having window to side elevation, window & part glazed door to rear elevation, radiator and vinyl flooring. Fitted with a range of base & wall units with quartz work surfaces, upstands & tiled splashbacks comprising: undercounter sink with mixer tap inset to work surface, cupboards & space for dishwasher under. Work surface return with inset induction hob, cupboard & drawers under, cupboards & extractor over. Further work surface return with space & plumbing for automatic washing machine under, cupboards over, tall unit to side housing integrated electric double oven with cupboards under & over.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having window to front elevation, radiator, access to roof space and built-in airing cupboard with shelving.

MASTER BEDROOM

12' 7" x 11' 1" (3.84m x 3.37m)

Having window to rear elevation and radiator.

EN-SUITE

Having window to rear elevation, radiator, extractor, shaver point, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

11' 4" x 9' 1" (3.45m x 2.77m)

Having window to rear elevation and radiator.

BEDROOM THREE

11' 1" x 9' 4" (3.38m x 2.84m)

Having window to rear elevation, radiator and fitted wardrobe.

BEDROOM FOUR

9' 1" x 8' 2" (2.76m x 2.50m)

Having window to front elevation and radiator.

BATHROOM

Having windows to front & side elevations, radiator, extractor, shaver point and part tiled walls. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**



EXTERIOR

To the front of the property there is a block paved driveway providing off-road parking leading to the:

DOUBLE GARAGE

18' 8" x 16' 9" (5.70m x 5.11m)

Having two up-and-over doors, window to side, door to rear garden, light and power.

REAR GARDEN

Being enclosed and having a paved patio & footpath, circular lawn with borders and a gravelled area.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band E.

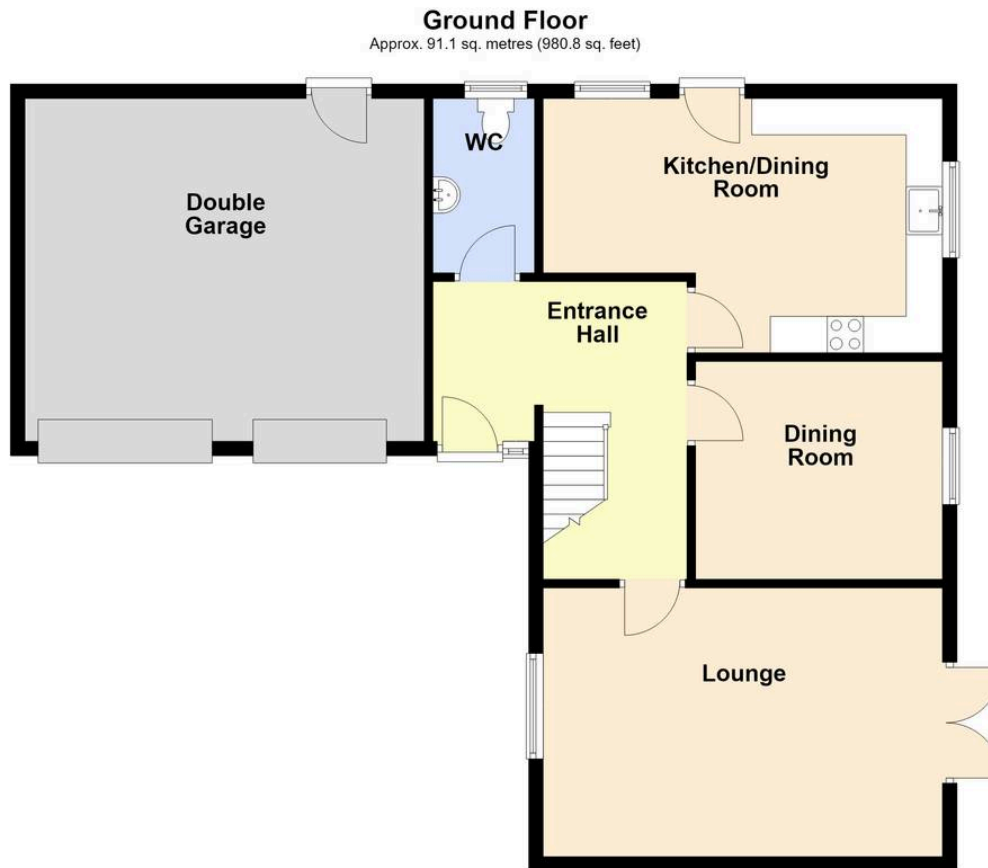
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 **NEWTON FALLOWELL**



Total area: approx. 154.9 sq. metres (1667.4 sq. feet)

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