

NEWTON FALLOWELL

The Cottage, Spittal Hill Road, Freiston - PE22 0PA

£290,000

The Cottage, Spittal Hill Road

Freiston, Boston

Enjoying an enviable position in the popular village of Freiston, this detached family home occupies a plot of approximately 0.17 acre, subject to survey, and boasts far-reaching open views across the surrounding countryside. Offering well-proportioned accommodation, the property comprises a hall, lounge, dining room, inner hall, kitchen and utility to the ground floor, with three bedrooms and a bathroom to the first floor. Outside, there is ample off-road parking and hardstanding, together with an enclosed lawned garden, the perfect spot to relax and take in the wonderful rural outlook.

Freiston is a well-regarded village on the edge of The Wash, surrounded by open countryside and renowned for its nature reserve, coastal walks and abundant wildlife. Despite its peaceful rural setting, the bustling market town of Boston is just a short drive away, offering a wide range of shopping, schooling and leisure facilities.

Council Tax band: C

Tenure: Freehold

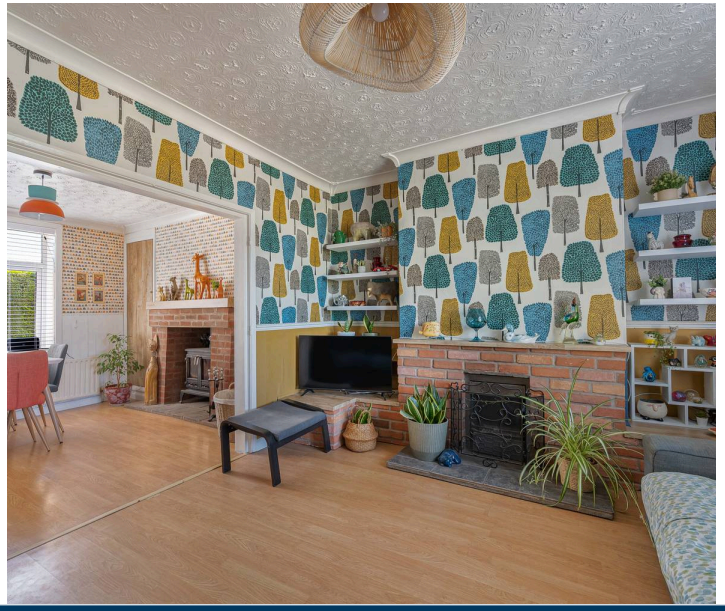
EPC Energy Efficiency Rating: F

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ACCOMMODATION
Part glazed front entrance door with fanlight above through to the:

HALL
Having laminate flooring and door to the:

LOUNGE
13' 10" x 11' 10" (4.22m x 3.61m)
Having window to front elevation, coved & textured ceiling, radiator, laminate flooring, dado rail and brick-built fireplace with tiled hearth and solid fuel back boiler which heats the radiators. Opening to the:

DINING ROOM
9' 10" x 9' 2" (3.00m x 2.79m)
Having window to rear elevation, coved & textured ceiling, radiator, wood panelling to dado height, laminate flooring and brick-built fireplace with slabbed hearth and inset wood burner. Archway to the:

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INNER HALL
9' 9" x 5' 11" (2.97m x 1.80m)
Having wood panelling to dado height, laminate flooring, door to staircase rising to first floor and understairs storage cupboard.

KITCHEN
9' 1" x 8' 4" (2.77m x 2.54m)
Having window to rear elevation, window & part glazed door to side elevation, tiled walls and tiled floor. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink with drainer inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards, drawers & space for fridge under, cupboards & extractor over.

UTILITY
7' 3" x 6' 4" (2.21m x 1.93m)
Having window to side elevation, vinyl tile flooring, shelving, work surface with cupboards & space for tumble dryer under.

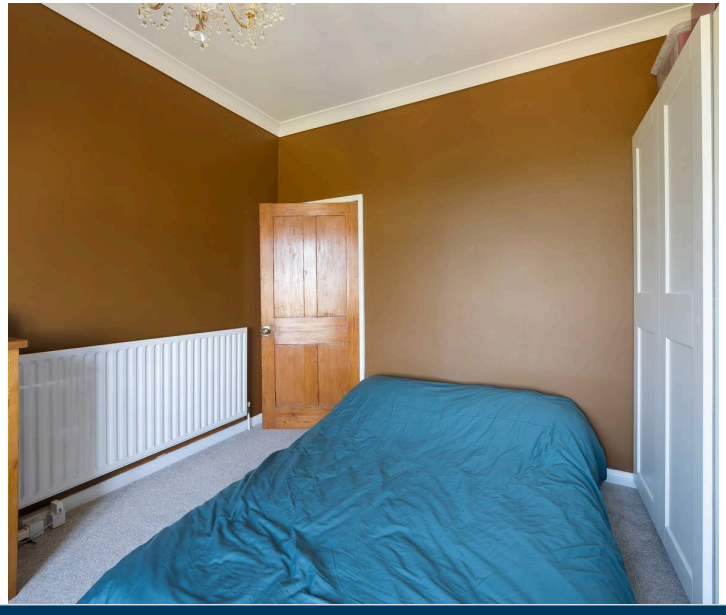






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FIRST FLOOR LANDING
Having window to side elevation, coved ceiling and radiator.

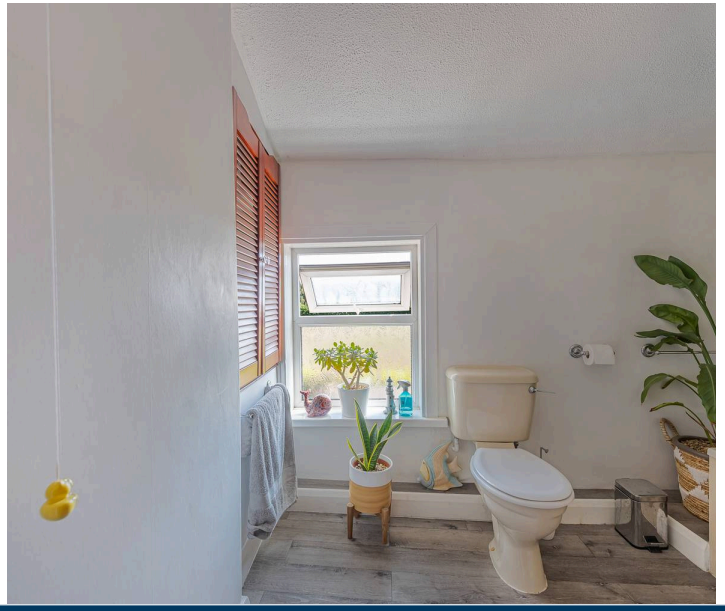
BEDROOM ONE
12' 0" x 11' 7" (3.66m x 3.53m)
Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO
12' 1" x 8' 9" (3.68m x 2.67m)
Having window to front elevation, coved ceiling, radiator and laminate flooring.

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BEDROOM THREE
10' 3" x 8' 5" (3.12m x 2.57m)
Having window to rear elevation, radiator, laminate flooring (to be fitted) and airing cupboard with shelving and housing the hot water cylinder with a fitted electric immersion heater.

BATHROOM
8' 3" x 6' 10" (2.51m x 2.08m)
Having window to rear elevation, wood effect flooring, built-in cupboard over stairs, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.

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EXTERIOR

The property sits sideways on its plot and is approached off the main road to a large gravelled area with a large reinforced concrete hardstanding area which provides ample off-road parking. Gated access leads to the rear of the property which is concreted & paved. To the front of the property there is a lawned garden with established borders and a paved footpath. To the side of the property there is a lean-to store with a tiled roof. The property & gardens are enclosed by hedging.

THE PLOT

The property occupies a plot of approximately 0.17 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.

SERVICES

The property has mains electricity and water connected. Heating is via an open fire with a solid fuel back burner and a wood burner. Drainage is to a private system. The current council tax is band C.

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AGENT'S NOTES

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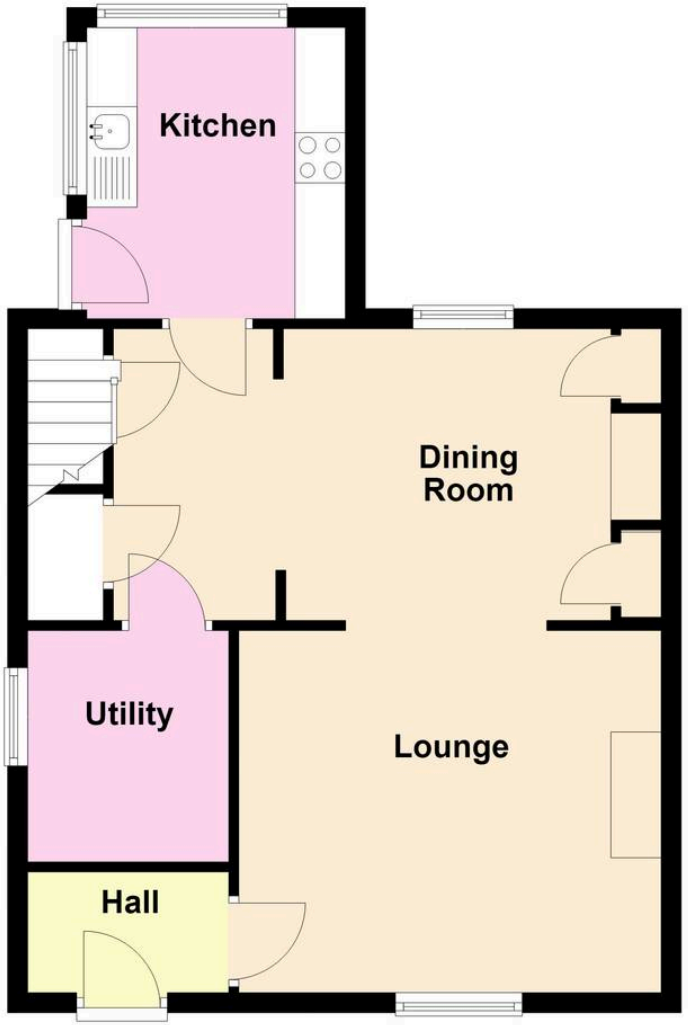





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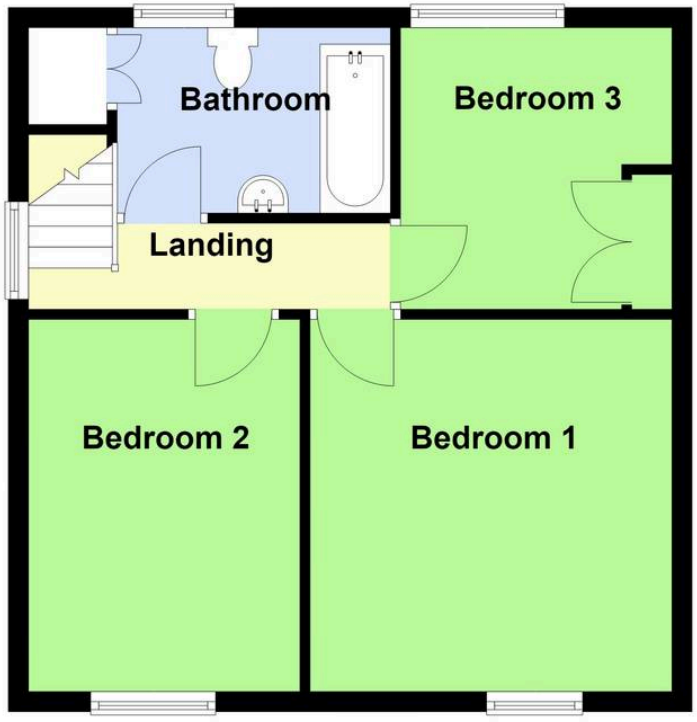
Ground Floor

Approx. 49.3 sq. metres (530.4 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



Total area: approx. 91.5 sq. metres (985.1 sq. feet)

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