



**£293,950**

Eventide, Southfield Lane, Fishtoft, Boston, Lincolnshire PE21 0SJ

**SHARMAN BURGESS**

**Eventide, Southfield Lane, Fishtoft, Boston,  
Lincolnshire PE21 0SJ  
£293,950 Freehold**

**ACCOMMODATION**

With entrance door leading into the entrance hall.

**ENTRANCE HALL**

With tiled flooring, radiator, loft access.

**LOUNGE**

13' 9" (maximum into bay window) x 11' 8" (4.19m x 3.56m)

With double glazed bay window to front aspect, cast iron open fireplace with wooden mantle and tiled hearth, radiator, TV aerial point, double glazed window to side aspect.

A spacious and well presented bungalow situated on a plot of 0.2 Acres (s.t.s) with ample off road parking, car port and garage/workshop and a good sized and well presented rear garden. The accommodation comprises in brief a lounge, open plan living kitchen dining area with bi-fold doors opening to the garden, three bedrooms, bedroom one benefits from an en-suite and dressing room and there is also a family bathroom.



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### OPEN PLAN LIVING KITCHEN DINER

22' 2" x 19' 4" (6.76m x 5.89m) (both maximum measurements)

The kitchen area has a modern fitted kitchen comprising a range of base level units, drawer units and matching eye level wall units, central island with units beneath and breakfast bar, areas of granite worksurfaces with inset single bowl sink and drainer unit with mixer tap over, integrated double oven, integrated electric hob with fume extractor over, integrated dishwasher, integrated fridge, solid wood flooring, radiator, window to side aspect, partially glazed side entrance door leading to the covered car port. The living dining area benefits from a multi fuel burner inset to a recess with wood mantle and granite hearth, TV aerial point, wall light points, bi-fold doors to the rear garden, continuation of the solid wood flooring, door to pantry.

### BEDROOM ONE

9' 11" x 11' 8" (3.02m x 3.56m)

With double glazed window to side aspect, radiator, wood laminate flooring, fitted wardrobes and an opening through to the dressing area.

### DRESSING AREA

6' 7" x 7' 4" (2.01m x 2.24m)

With double glazed window to side aspect, further fitted wardrobes, door to en-suite.



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### EN-SUITE SHOWER ROOM

With a modern three piece suite comprising a shower cubicle with electric shower within, wash hand basin inset to vanity unit low level WC, partly tiled walls, tiled flooring, heated towel rail, double glazed window to the rear aspect, extractor fan.

### BEDROOM TWO

13' 9" x 11' 8" (4.19m x 3.56m)

With double glazed bay window to front aspect, radiator.

### BEDROOM THREE

6' 11" x 11' 8" (2.11m x 3.56m)

With double glazed window to side aspect, radiator.

### BATHROOM

Fitted with a modern suite comprising a panelled bath with mixer taps and wall mounted electric shower over and fitted screen, low level WC, wash hand basin inset to deep drawer units, ceiling recessed spotlights, fully tiled walls, wood design tiled flooring, heated towel rail, double glazed window to the side aspect.

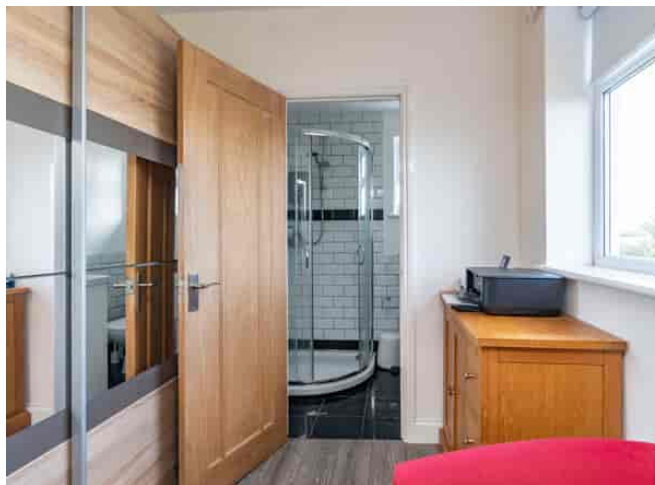
### EXTERIOR

To the front of the the property is a good sized gravelled driveway providing ample off road parking as well as access via double doors and personnel door to a covered timber car port. This in turn gives gated access to the rear garden as well as double doored access to the garage/workshop. The property also benefits from a good sized front lawn with mature trees, calor gas tank and further side gated access to the side garden.

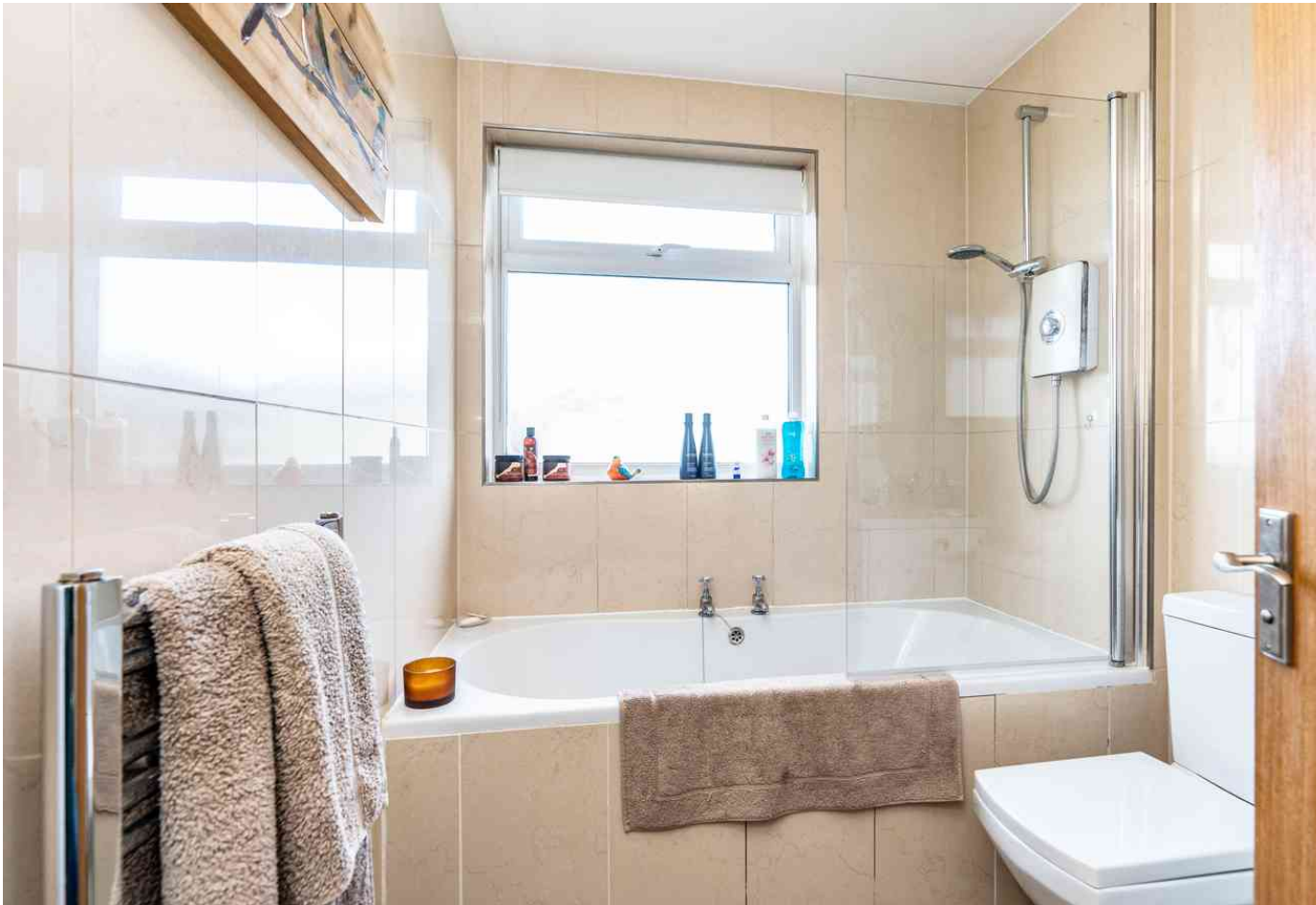
### COVERED CAR PORT

29' 11" x 13' 7" (9.12m x 4.14m)

Fully enclosed and providing access to the garage/workshop.



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### **GARAGE/WORKSHOP**

17' 10" x 10' 2" (5.44m x 3.10m)

Served by power and lighting, radiator, housing the recently fitted Worcester central heating boiler, uPVC personnel door to garden, door to adjoining utility room.

### **ADJOINING UTILITY ROOM**

5' 3" x 9' 11" (1.60m x 3.02m)

Situated to the rear of the garage/workshop. With wall and base level units, areas of worksurfaces, single bowl sink and drainer with mixer tap, space and plumbing for automatic washing machine and space for condensing dryer, double glazed window to the rear aspect, tiled flooring, ceiling strip light.

### **REAR GARDEN**

To the rear the garden initially comprises a paved patio seating area. The remainder of the garden is predominantly laid to shaped lawns with well stocked flower and shrub borders enclosed by timber fencing to the majority, with low level fencing to the side boundary providing open field views. The garden benefits from a variety of mature trees and hedging. The side garden is laid to lawn and benefits from a variety of fruit trees. The garden houses an aluminium shed and timber shed. The rear garden also houses the septic tank which is screened by a pergola and established plants and shrubs.

### **SERVICES**

Mains electricity and water are connected. The property is served by Calor gas central heating and drainage is to a septic tank. The property is served by 10 Solar panels which are owned.



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REFERENCE

05012024/26550971/MAT



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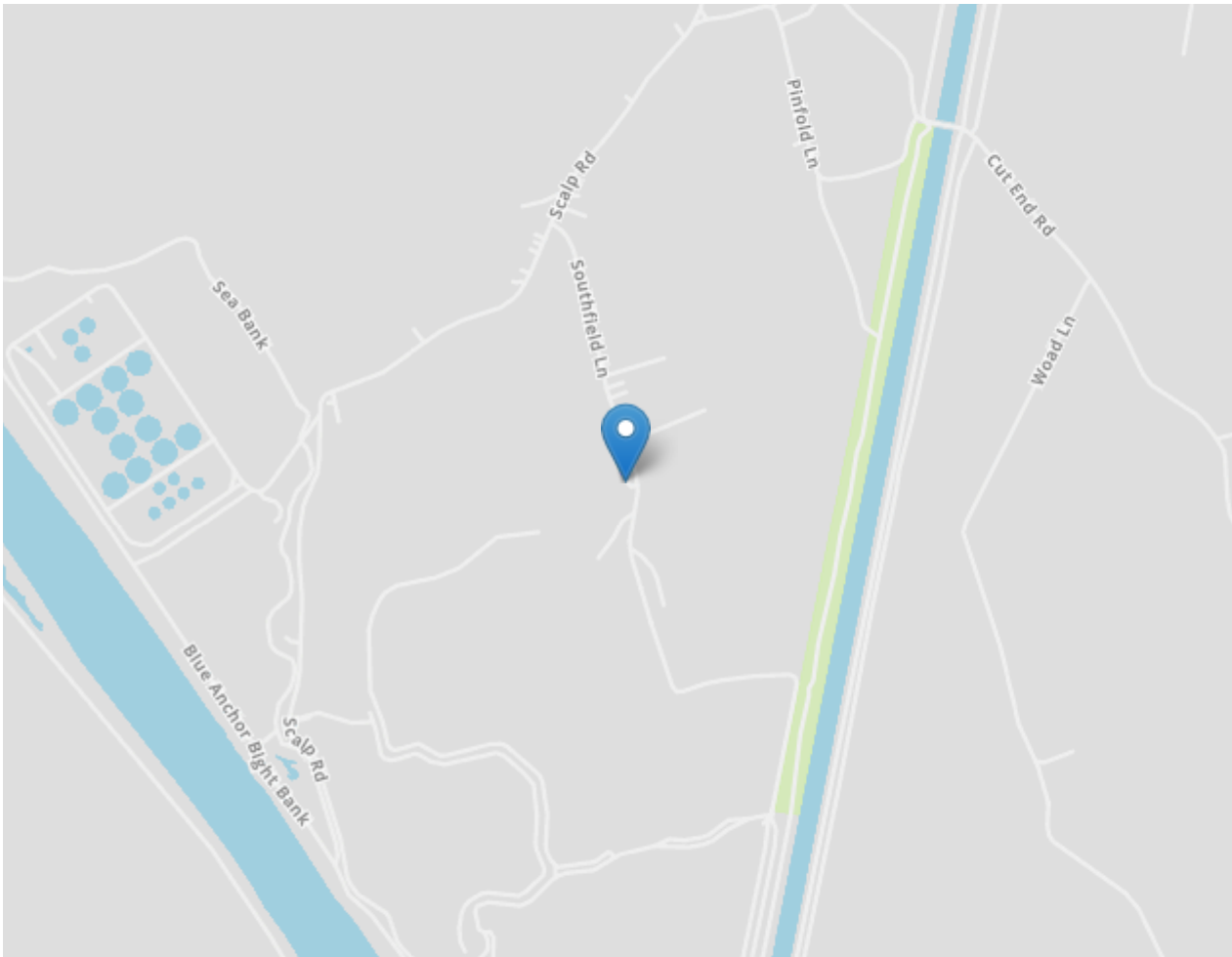
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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**Ground Floor**  
Approx. 162.2 sq. metres (1745.9 sq. feet)



Total area: approx. 162.2 sq. metres (1745.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC