



£425,000

The Old Smithy, Highgate, Leverton, Boston, Lincolnshire. PE22 0AW



**The Old Smithy, Highgate, Leverton
Boston, Lincolnshire, PE22 0AW
£425,000 - Freehold**

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE LOBBY

Opening through to the:

FAMILY ROOM

16'1" x 15'3"

Having sealed unit double glazed uPVC windows to front elevation, radiator, television aerial connection point and wall mounted contemporary style electric fire. Open to the utility and door to the:

STUDY

16'1" x 11'8"

Having sealed unit double glazed uPVC windows to front elevation and radiator. Door to the:

SIDE CONSERVATORY

13'5" x 7'1"

Having polycarbonate roof, sealed unit double glazed uPVC window to side elevation, sealed unit double glazed uPVC windows & part glazed door to rear elevation.

A detached house in a village location and on a good sized plot of approximately 0.44 acre, subject to survey. Having over 2,600 square feet of accommodation comprising: entrance lobby, family room, study, side conservatory, utility with inner hall & store off, rear conservatory, large open plan living/dining/kitchen and front conservatory to ground floor. Master bedroom with dressing room & en-suite bathroom, three further bedrooms and shower room to first floor. Outside the property has plenty of off-road parking, a lawned garden and various outbuildings. The property benefits from oil fired central heating and double glazing.



UTILITY

12'1" x 8'9"

Having sealed unit double glazed uPVC window overlooking the rear conservatory, work surface with inset composite sink & drainer, cupboards & space for dishwasher under, tall unit to side housing integrated electric double oven with cupboards under & over. Part glazed uPVC door to the:

REAR CONSERVATORY

27'3" x 7'7"

Having polycarbonate roof, sealed unit double glazed uPVC window to side elevation, sealed unit double glazed uPVC windows & part glazed door to rear elevation and radiator. Off the utility there is open access to the:

INNER HALL

Having staircase rising to first floor, understairs storage cupboard and door to a:

STORE

8'8" x 8'5"

Having sealed unit double glazed uPVC window overlooking the side conservatory and built-in storage cupboards.



DINING/LIVING/KITCHEN

27'2" x 21'7"

Having two sealed unit double glazed uPVC windows to side elevation, further sealed unit double glazed uPVC window to rear elevation, coved ceiling, two radiators, heated towel rail, television aerial connection point and feature wood burner on metal stand.

The kitchen area is fitted with a range of base & wall units with splashbacks comprising: composite sink with drainer & mixer tap and ceramic hob inset to work surface, cupboards & drawers under, cupboards & stainless steel cooker hood over. Tall unit to side housing integrated electric oven with cupboards under & over and tall larder style unit to side. Further work surface forming dining table with cupboards under to one side. Sealed unit double glazed uPVC french doors to the:

FRONT CONSERVATORY

12'5" x 11'5"

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and having french doors to front elevation.



FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to rear elevation.

MASTER BEDROOM

17'7" x 15'9"

Having sealed unit double glazed uPVC windows to front & side elevations, radiator, wall light points, ceiling fan/light fitting and access to roof space.

DRESSING ROOM

11'0" x 10'6"

Having sealed unit double glazed uPVC window to rear elevation, radiator, built-in wardrobes and dressing table.

EN-SUITE

10'10" x 10'3"

Having sealed unit double glazed uPVC window to rear elevation, radiator, extractor, storage cupboard, panelled bath, fully tiled shower & steam enclosure, close coupled WC and pedestal hand basin.



BEDROOM TWO

15'2" x 11'6"

Having sealed unit double glazed uPVC window to front elevation, radiator and built-in wardrobes.

BEDROOM THREE

11'6" x 10'10"

Having sealed unit double glazed uPVC window to front elevation, radiator and built-in wardrobes.

BEDROOM FOUR

9'0" x 8'8"

Having sealed unit double glazed uPVC window to side elevation and radiator.

SHOWER ROOM

Having sealed unit double glazed uPVC window to rear elevation, radiator, part tiled walls, extractor, fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

Metal gates lead to a tarmac parking area with a gravelled area off and a large corrugated steel built outbuilding with a roller shutter door to the front and a steel storage container to the side.

To the front of the house there is a lawned garden with borders, a patio area and an oil storage tank. A driveway extends down the side of the property and provides off-road parking and leads to a carport and the:

SHOW ROOM

37'8" x 17'6"

Having roller shutter door, sealed unit double glazed uPVC windows to front & side elevations, mezzanine level and door to side.

STORE

20'4" x 11'7"

Having sealed unit double glazed uPVC window & part glazed door to front.

There are also two outside WCs with a wash hand basin and a greenhouse.



THE PLOT

The property occupies a plot of approximately 0.44 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



SERVICES

The property has mains electricity & water connected. Drainage is to a septic tank. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

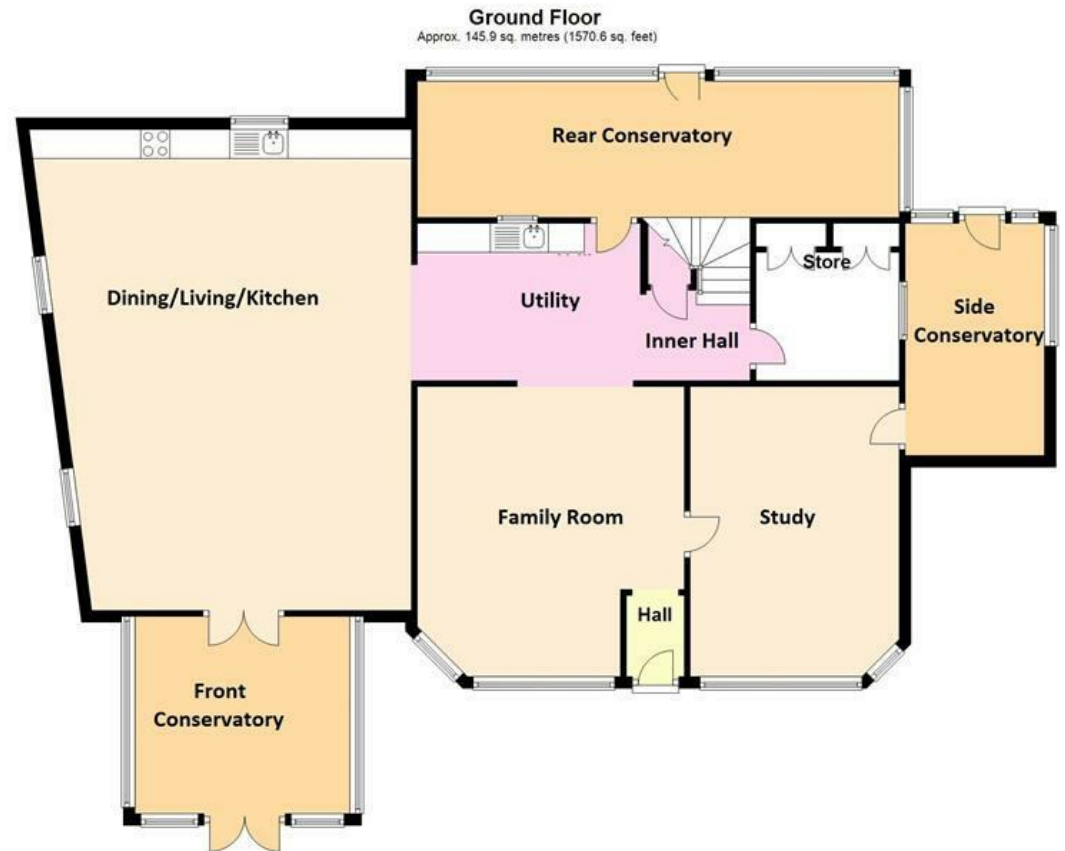
For more information please call in the office or telephone 01205 353100.



t: 01205 353100

e: boston@newtonfallowell.co.uk

www.newtonfallowell.co.uk



Total area: approx. 248.5 sq. metres (2675.2 sq. feet)