



Sydney House, Main Road
Friskney, Boston, Lincolnshire, PE22 8QS

£500,000

5 Bedroom Detached House

- Freehold
- Five Bedroom Period Property
- 0.63 Acre Plot (sts)
- Spacious Property and Generous Grounds
- Gated Entrance and Beautiful Position
- Three Bathrooms
- Detached Double Garage
- Wood Burning Stove, Two Staircases And Multiple Reception Rooms
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for Sydney House, Main Road, Friskney, Boston, Lincolnshire, PE22 8QS](#)



Overview

Sydney House occupies an impressive plot of approximately 0.63 acres, offering a rare combination of period charm, versatile accommodation and beautifully maintained grounds. Positioned on the main road through the popular village of Friskney, the property enjoys a secluded setting with far-reaching views across the Lincolnshire countryside whilst remaining conveniently placed for everyday amenities and offering easy access to the Lincolnshire coast.

Approached via electric gates with an attractive walled frontage, Sidney House immediately creates a wonderful first impression. The grounds are a particular feature of the property, with extensive lawned gardens, a delightful enclosed walled patio providing an ideal space for outdoor entertaining, a detached double garage and a traditional brick outbuilding, formerly serving as an outside toilet.

Internally, the property is rich in period character and original features, beautifully complemented by carefully considered modern improvements. The stylish contemporary kitchen/breakfast room provides an excellent space for everyday family living, whilst the rear hallway features a striking spiral staircase and a substantial wood-burning stove, thoughtfully positioned to maximise heat throughout the home and create a wonderful focal point.



One of the property's most appealing features is its incredibly flexible layout. With two separate staircases serving the first floor, Sidney House lends itself perfectly to multi-generational living, independent accommodation for extended family or buyers seeking adaptable living space. The ground floor comprises a welcoming entrance hall, spacious lounge, elegant dining room, modern kitchen/breakfast room, snug, conservatory, study, utility room, cloakroom and shower room. The first floor offers five bedrooms, two family bathrooms and separate landing areas accessed from both staircases, allowing a variety of living arrangements to suit individual requirements.



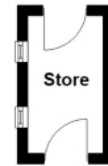
Combining the elegance and character expected of a period home with tasteful modern enhancements, Sidney House presents a fantastic opportunity to acquire a substantial family residence in a highly convenient village location with beautiful countryside views and excellent access to both Boston and the Lincolnshire coast.

Agents Note: The property is served by a septic tank. We have not made any enquiries regarding the drainage system or whether it complies with current regulations. Prospective purchasers are advised to make their own enquiries in this regard.

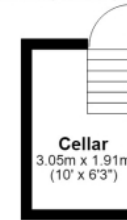




Outbuilding
Approx. 3.7 sq. metres (39.9 sq. feet)

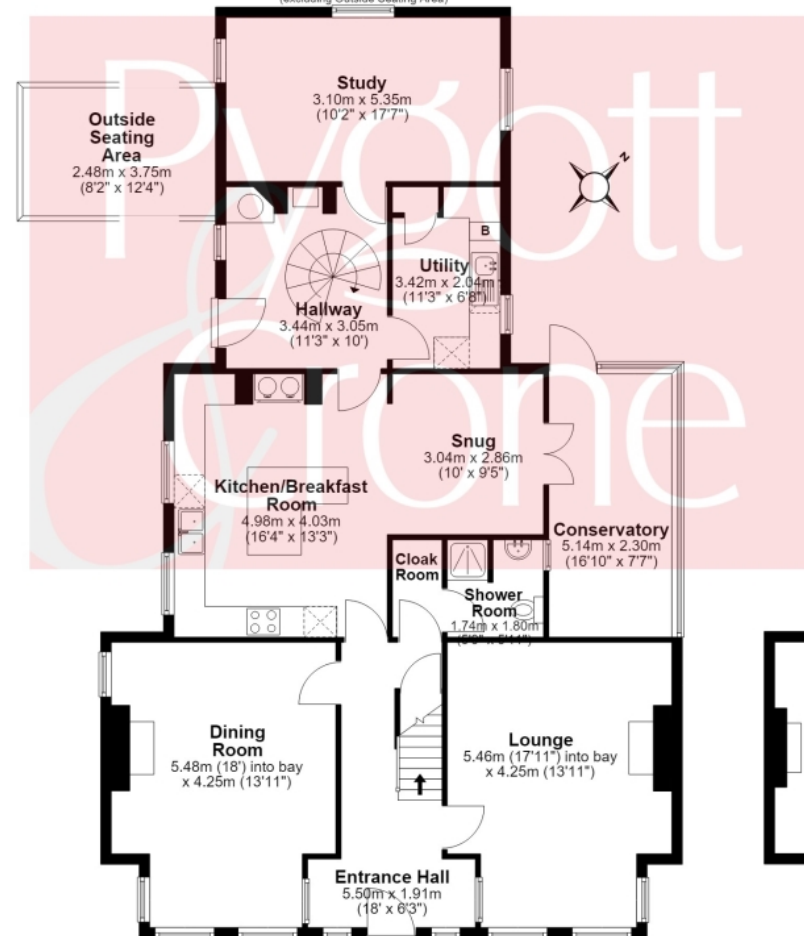


Cellar
Approx. 5.8 sq. metres (62.7 sq. feet)



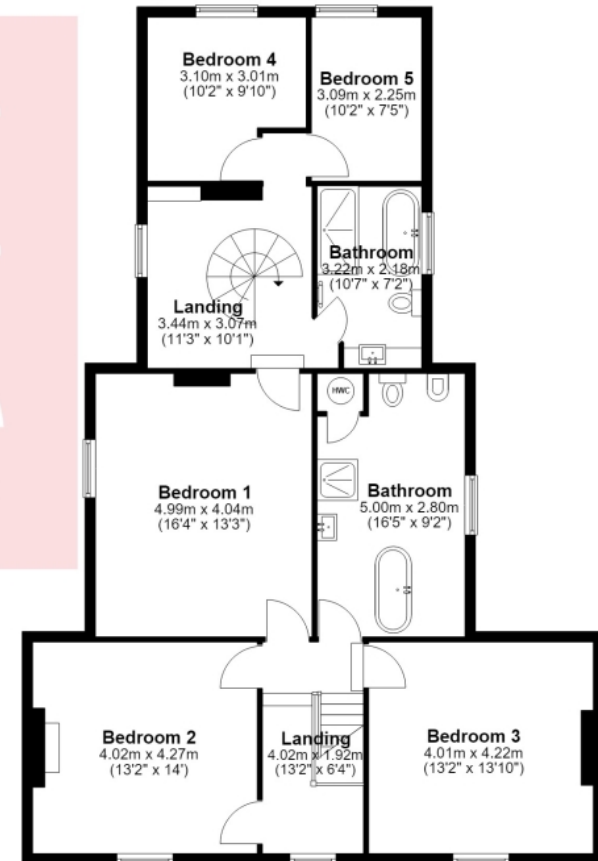
Ground Floor

Approx. 139.1 sq. metres (1497.7 sq. feet)
(excluding Outside Seating Area)



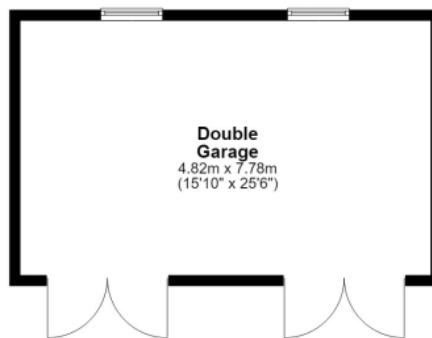
First Floor

Approx. 113.4 sq. metres (1220.9 sq. feet)



Garage to Rear Left

Approx. 37.5 sq. metres (403.3 sq. feet)

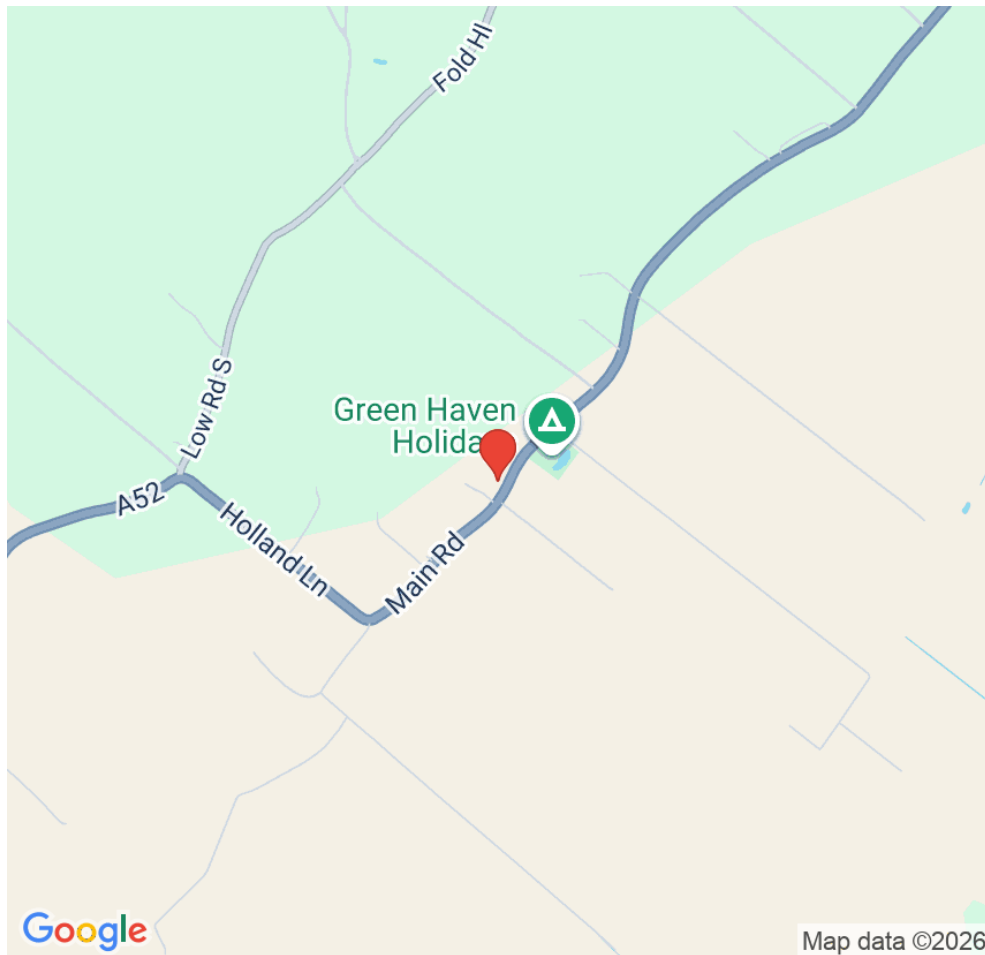


Total area: approx. 299.6 sq. metres (3224.5 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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is on the market with our Boston branch

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