



FAIRWEATHER
ESTATE AGENTS

49 Kenleigh Drive, Boston PE21 0NQ

Asking Price £325,000

49 Kenleigh Drive

This beautifully presented detached bungalow is conveniently located on the outskirts of the town and within walking distance to a primary school and local shops. The property was built by the well-respected Richard Reed builders, and so as anyone familiar with their work will know, the property benefits from great kerb appeal as well as superb build quality.

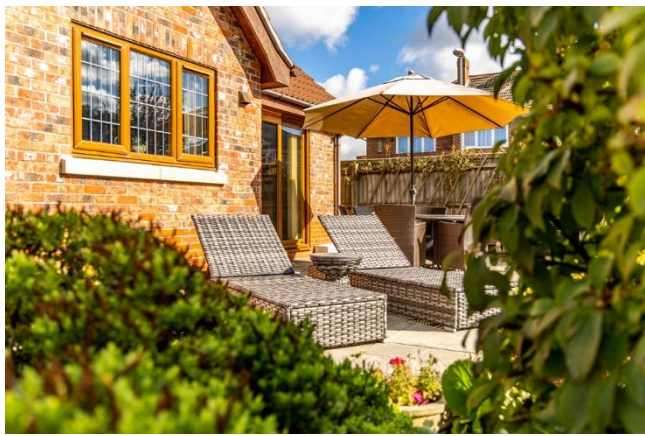
The property has been incredibly well maintained over the years inside and out, and the attractive landscaped garden, shaped hedges and immaculate block-paved driveway provide a great first impression.

Internally the property is decorated in neutral hues with plain carpets and has a HIVE remote programming system for the heating. It has recently had a brand new four piece white bathroom suite fitted and fully tiled to include a panel bath as well as a spacious walk-in shower. It is a spacious bungalow with generously proportioned rooms to include an 'L' Shaped hallway with a modern cloakroom suite as well as plenty of storage with double airing cupboard and separate cloaks cupboard. The main sitting room to the front has a dining room off which has sliding patio doors to the rear garden. The attractive quality oak kitchen has a tiled floor and a range of new integrated appliances. There is also a separate utility room. There are then three really good double bedrooms, with an en-suite shower room off the master bedroom.

Externally, the aforementioned block paved driveway provides ample off road parking for several vehicles and leads up to a single garage which has an electrically operated remote control door to the garage, which is still covered by the manufacturer's guarantee, and a recently fitted EV charger point. The beautifully landscaped gardens to the front, side and rear are regularly maintained by a local gardener and really are lovely.

Council Tax Band - C

EPC - C





Entrance – A uPVC front door with etched glass and side panel leads into the:

Reception Hall – Having fitted mat, two radiators, dado rail and recessed LED spotlights to the ceiling. There are controls for the HIVE remote heating system, loft access, doors to a double linen cupboard with shelving as well as a separate cloaks cupboard with consumer unit, coat hooks and shelving.

Cloakroom - Having a recently refitted two piece suite comprising close coupled WC and a pedestal wash hand basin. There is a laminate floor covering, radiator, spotlights to the ceiling and uPVC window to the front aspect.

Sitting Room 19'0 into the bay x 12'0 (5.79m x 3.66m) - Having a uPVC bay window to the front aspect and a window to the side both with vertical blinds, radiator, dado rail, recessed LED spotlights to the ceiling and a fireplace comprising a marble back panel and hearth with electric fireplace inset. Open access then leads into:



Dining Room 9' 8" x 12' 1" (2.95m x 3.68m) - Having sliding patio doors to the rear patio and garden area, wooden floor covering, radiator, dado rail, LED spotlights to the ceiling.

Kitchen 12' 8" x 9' (3.86m x 2.74m) - With a uPVC window to the rear and a tiled floor. The kitchen comprises a range of worksurfaces with oak fronted drawer and cupboard units at base and eye level. Integral appliances include fridge and freezer, electric fan oven and gas hob, dishwasher and integral microwave. A ceramic sink has a mixer tap over with additional water filter tap, radiator and recessed Led spotlights to the ceiling.

Utility Room 7' 5" x 5' 7" (2.26m x 1.70m) – Having a continuation of the tiled flooring and a uPVC door to the rear. A worksurface has oak fronted drawer and cupboards at base and eye level, space and plumbing beneath for washing machine and a self-condensing tumble dryer. There is a radiator and a wall mounted gas fired boiler.

Bedroom One 11' 8" (including built in wardrobes) x 10' 6" (maximum) (3.56m x 3.20m)

Having a uPVC window to the front aspect, radiator, LED spotlights to the ceiling and an extensive range of built in bedroom furniture to include fitted wardrobes with a range of hanging rails and shelving, co-ordinating drawers and cupboards and bedside units.

En-suite Shower Room -Having a uPVC window to the side and comprising a three piece suite of tiled corner shower cubicle with mains shower unit fitted, close coupled WC and pedestal wash hand basin with mixer tap and tiled splash back. There is a radiator and recessed LED spotlights to the ceiling.

Bedroom Two 10' 4" x 9' 9" (3.15m x 2.97m) - Having a uPVC window to the front aspect, radiator, and LED spotlights.

Bedroom Three 9' 8" x 9' 2" (2.95m x 2.79m) - Having a uPVC window to the rear aspect, radiator, and LED spotlights.

Family Bathroom 9' 7" x 6' 8" (2.92m x 2.03m) – Having a uPVC window to the rear and fully tiled walls. A new bathroom comprises has been recently fitted and tiled and includes a four piece suite of fully tiled walk-in shower with rain head shower fitting and detachable hose, modern panel bath with chrome mixer tap and hand-held shower hose, vanity wash basin with drawer beneath and a low flush WC. There are LED spotlights to the ceiling, a vanity mirror and a heated chrome towel rail in addition to the very handy new feature of illuminated niches for bathroom products.

Outside

The property is approached through a timber five bar gate which gives access onto a generous block paved driveway which provides off road parking for several vehicles, both in front and to the side of the bungalow. There is a lawned garden to the front with well-maintained privet hedging and shaped bushes. There is a gate to the left hand side of the property to the rear garden. **Detached Single Garage** - With new electric remote control door, light and power and an external EV charger point.

The rear garden includes a paved patio for enjoying eating and sitting outdoors in fine weather from the southerly direction of the garden. There is a shaped lawn with most attractive and established landscaped borders planted with a host of mature evergreens and flowering shrubs and bushes. The rear garden is also served by outside lighting and a cold water tap.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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