



# 9 Whittle Close

---

Situated off Sir Isaac Newton Drive, Whittle Close is in an ideal location for families as it is just around the corner from St Thomas' Primary Academy, a family pub and restaurant, shop and a bakery.

This well-presented three bedroom detached property benefits from a position in a small cul-de-sac with off road parking, a single garage and an enclosed lawned garden to the rear. Offered with no onward chain the property briefly comprises an entrance porch, lounge, dining area, kitchen, utility room and cloakroom to the ground floor as well as three bedrooms, an en-suite and family bathroom to the first floor.

Whilst the property is neutrally decorated throughout and ready to move into the seller appreciates that a new buyer may well wish to update aspects of the property to their own taste which we believe has been reflected in the very fair asking price for a modern detached property in this area.

EPC - C

Council Tax Band - B



A part glazed front door leads into;

**Entrance Porch** - With further door opening through to the;

**Lounge 4.26 m x 4.20 m** - Having a double glazed window to the front aspect, staircase leading to the first floor accommodation and two radiators.

Open access leads through to a;

**Dining Room 2.91 m x 2.44 m** - Having a set of uPVC French doors opening out onto the enclosed rear garden and door to;

**Kitchen 2.89 m x 2.65 m** - Having a double glazed window to the rear aspect and kitchen units comprising a range of work surfaces with white drawer and cupboard units at both base and eye level. Integral appliances include a gas hob and electric fan oven with extractor fan over. There is a single drainer stainless steel sink unit with mixer tap over and door to an under stairs storage cupboard.

**Utility Room** - Has a part glazed door to the rear aspect, worktop with space and plumbing for washing machine and door to cloakroom housing WC, wash basin, radiator and double glazed window to the side aspect.



First floor landing has an airing cupboard housing the gas fired boiler.

**Bedroom One 3.70 m x 3.31 m** - Has a double glazed window to the front, radiator and double built-in wardrobe with hanging rail.

**Ensuite** - Shower room includes a three-piece suite of fully tiled shower enclosure, wash basin, WC, and half tiled walls.

**Bedroom Two 3.75 m x 2.56 m** - Has a double glazed window to the front aspect, radiator and double wardrobe with hanging rail.

**Bedroom Three 3.25 m x 2.20 m** - Has a double glazed window to the rear aspect, radiator and single wardrobe with hanging rail.

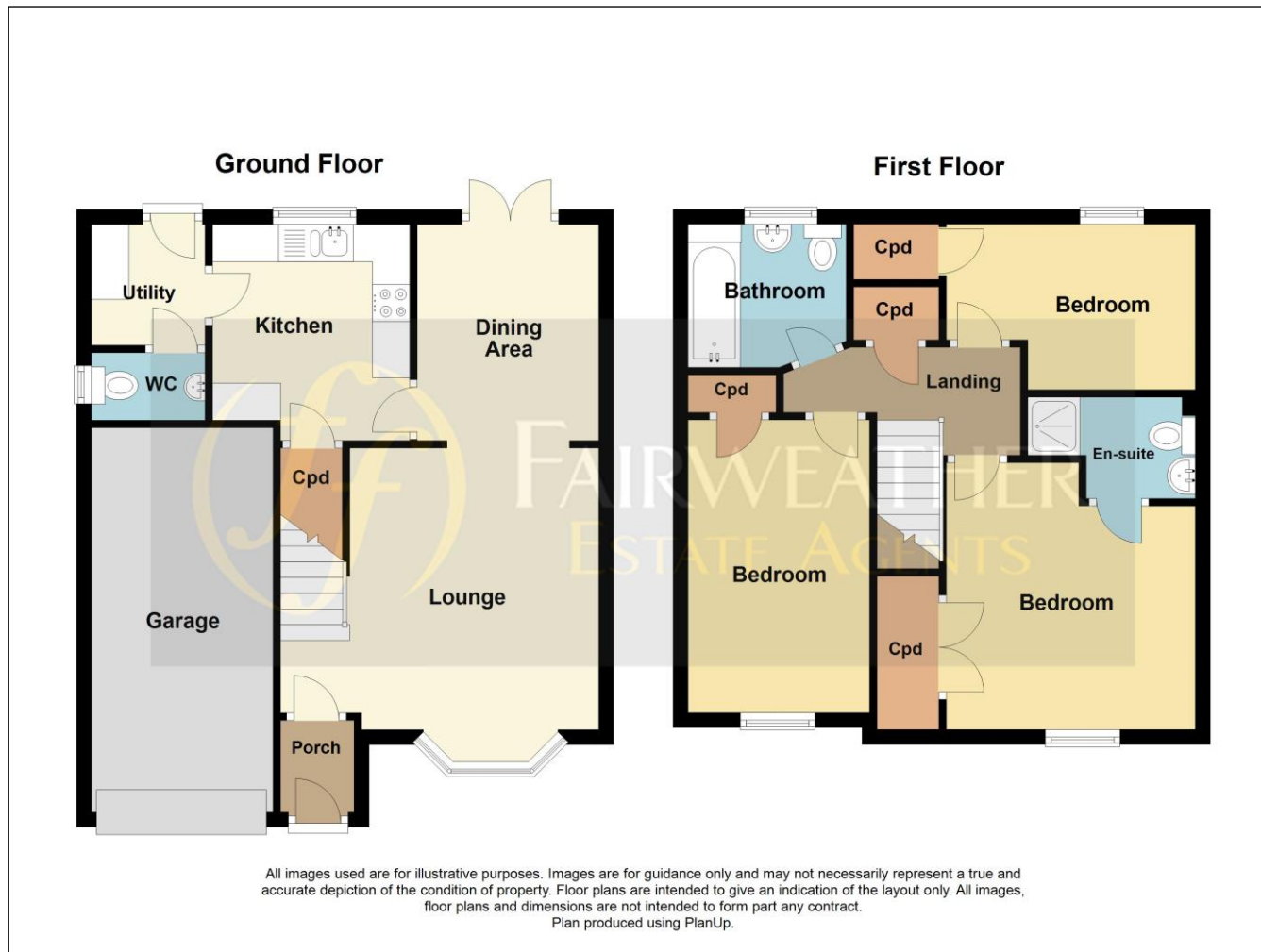
**Bathroom** - Comprises a three piece white bathroom suite of panel bath, pedestal wash hand basin and WC. There is splashback tiling where appropriate, a radiator and a double glazed window to the rear.

Outside to the front of the property is a driveway providing off-road parking which leads to the;

**Single Integral Garage** - Having up and over door, light and power.

A gate to the side of the property leads around to the rear garden which is laid to lawn and totally enclosed by timber fencing. Due to the aspect of the adjacent properties the garden is not directly overlooked by any properties to the rear.





Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that: - 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



22 Dolphin Lane, Boston  
Lincolnshire PE21 6EU

T | 01205 336122

E | sales@fairweather-estateagents.co.uk

