



# Seedlands Close

From the day that properties first became available for sale on Seedlands Close, this exclusive development has been widely regarded locally as one the town's most desirable locations. Only a short walk from our most sought-after schools such as Tower Road and St Mary's Primary schools as well as Boston High School, the area has naturally proven to be popular with families. With Pilgrim Hospital only ten minutes' walk away, the area is incredibly convenient for local doctors and consultants too.

Offered with no onward chain, this modern family home is both spacious and very well presented. Situated upon a corner plot, access to the block-paved driveway and double garage is reached via double wrought-iron gates to the side of the property. The garden is totally enclosed by fencing and so very secure for small children and pets. This lovely home enjoys one of the best positions on the close, as it over-looks an attractive green which originally formed part of the grounds for the beautiful Elizabethan manor house opposite.

A generous reception hallway has double doors through to the main sitting room and there is both a separate dining room and study. The large dining kitchen runs the full width of the house and is 29'0 long. The seller is keen to point out that in their time there they have loved to entertain and that the kitchen has been absolutely superb for this, with ample space for friends and family to flow naturally between the other reception rooms. Quality dark oak laminate flooring runs throughout the ground floor of the property.

Originally a five bedroom property, the smallest room has been used as a dressing room off the second bedroom (which also has an en-suite). The door is still there on the landing if a new buyer would prefer to reinstate the room as the fifth bedroom. There are four other double bedrooms to the first floor, an en-suite off the master bedroom and a family bathroom.

Freehold      EPC - 'C'      Council Tax Band 'F'





**Entrance** – A part glazed front door opens into the **reception hallway** – Having dark oak laminate flooring, radiator, staircase rising to the first floor accommodation and downstairs **cloakroom** with low flush WC, radiator and a wash basin. Double doors off the hall open through to;

**Sitting Room 6.19m x 3.85m (20'4 x 12'8)** – Having uPVC window to the front aspect and uPVC door and windows opening onto the rear patio and garden beyond. There is a continuation of the dark oak laminate flooring from the hallway, two ceiling lights, wall light points and two radiators.

**Dining Room 3.95m x 3.30m (13'0 x 10'10)** – Has a continuation of the dark oak laminate flooring from the hallway, radiator and uPVC window overlooking the rear garden.

**Study 2.50m x 2.50m (8'2 x 8'2)** – Has a continuation of the dark oak laminate flooring, uPVC window to the front aspect and a radiator.





**Dining Kitchen 8.84m x 3.59m (29'0 x 11'9)** – This spacious family size dining-kitchen has a uPVC window to the front, side and rear aspect. The dining room has a continuation of the dark oak laminate flooring, a radiator and LED spotlights. The kitchen area comprises a range of work surfaces with light oak coloured shaker style drawer and cupboard units at both base and eyelevel, integrated appliances include a gas hob with extractor fan over, an electric fan oven, dishwasher, fridge and freezer and a single drainer sink has mixer tap over with filtered water as well as water softener beneath.

**Utility Room 2.18m x 1.80m (7'1 x 5'10)** – Has a part glazed uPVC door to the rear aspect, work surface with storage cupboard beneath and to the side, space and point for washing machine and wall mounted gas fired boiler newly installed within the last 12 months and still within manufacturer's guarantee.

**First Floor landing** has a built-in airing cupboard and a uPVC window to the front aspect with doors arranged off to;

**Bedroom One 3.92m x 3.86m (12'10 x 12'8)** – Has a uPVC window to the front aspect and a radiator. A door leads through to a **Dressing Room 2.90m x 1.63m (9'6 x 5'4)** which was formally the **fifth bedroom** and has been fitted with a range of wardrobes with hanging rails and shelving. There is a uPVC window to the side aspect, a radiator and the original door to bedroom five from the landing which still exists should a future purchaser wish to reinstate this room as the bedroom.

**En-suite Shower Room 2.51m x 2.50m (8'3 x 8'2)** - Has a uPVC obscured window to the front aspect, tiled shower enclosure with detachable, hand held shower head, pedestal wash hand basin with mixer tap and wall mounted mirrored vanity cupboard above, electrical shave point and WC.

**Bedroom Two 4.06m x 3.57m (13'4 x 11'9)** – Has a uPVC window to the rear aspect and a radiator, a door leads through to a dressing room with a uPVC window to the rear aspect and a further door leads onto the en-suite shower room having a uPVC window to the rear aspect, tiled shower enclosure, WC and pedestal wash hand basin.

**Bedroom Three 3.73m x 2.64m (12'3 x 8'8)** – Has uPVC window to the front aspect and a radiator.

**Bedroom Four 3.45m x 3.32m (11'4 x 10'11)** - Another good sized double bedroom with a uPVC window to the rear aspect and a radiator.

**Family Bathroom 2.34m x 2.15m (7'8 x 7'1)** – Has uPVC window to the rear aspect and comprises a three-piece bathroom suite of panel bath with shower screen and shower unit over, pedestal wash hand basin and low flush WC.

**Outside** - The property is approached to the front via a wrought-iron gate and has a privet hedge along the front boundary. The front of the property overlooks an attractive green, which is interspersed with a range of several mature trees providing a most pleasant outlook.

**To the side of the property** double electric wrought-iron gates open onto an extensive block paved driveway which provides ample off-road car parking for several vehicles and leads to the detached garage, having two up and over garage doors, lights and sockets. An archway trailing with climbing plants leads to the garden itself which is enclosed by fencing and laid in the majority to a generous lawn with an extensive paved patio in addition to a raised decking area providing several seating areas to enjoy in fine weather.

Please note that as the property is now offered with no chain as the sellers have a second home, some of the photographs may not show an obvious representation of a dining room or bedroom as naturally some furniture has been moved.













Total floor area 198.8 m<sup>2</sup> (2,140 sq.ft.) approx

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Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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