



13 Winston Gardens

Winston Gardens is within one of the town's most sought-after areas; convenient for Pilgrim Hospital, Boston High School as well as popular local primary schools, it is an area of attractive established and well-presented properties built by the well-respected Fred Peck builders.

No.13 has benefitted from several improvements in recent years to include a new kitchen and appliances, a new gas fired boiler which is still covered by the manufacturer's warranty until 2028 and a lovely modern shower room with large walk-in shower enclosure.

This spacious property is beautifully presented and neutrally decorated throughout so we imagine will very much suit all tastes. It has a large conservatory to the rear which can be reached through both the lounge, and the kitchen and so the living accommodation flows really nicely, especially when friends and family come to visit.

The garden is a really good size and very private, with a selection of trees, shrubs and bushes providing shape and structure all year round.

EPC - D

Council Tax Band - C

Drainage - Mains

Heating - Gas Fired Boiler under Warranty



A part glazed front door opens through into a small porch area, and then onto the **Entrance Hall** – Having Karndean wood grain flooring, radiator, and door to:

Cloakroom - With stained glass window to the side aspect, tiling to the floor, a radiator, built in linen cupboard, and a two-piece suite comprising a small wash basin, and low-level WC.

Lounge-Diner 6.05 m x 3.79 m (19'10 x 12'5) – Has a uPVC window to the front aspect, and sliding patio doors through to the conservatory on the rear of the bungalow. There is a radiator, central ceiling light points, and wall-mounted up lighters.



Kitchen 3.61 m x 3.50 m (11'10 x 11'5) – Has a window and part glazed door through to the conservatory to the rear of the bungalow. The kitchen has a tiled floor and comprises a range of woodgrain style work surfaces with shaker style drawer and cupboard units at both base, and eye level. There is a single drainer sink unit with mixer tap over and integrated appliances to include a ceramic hob with extractor fan above, built-in Neff double oven unit, dishwasher, and under-counter refrigerator. The units also comprise deep pan drawers, and space saving carousel units in addition to an integrated waste bin.

Conservatory 6.15 m x 3.06 m (20'1 x 10'0) – (Measurements taken from the widest point). The conservatory is of brick and uPVC construction with uPVC door to the side, French doors opening out onto the rear garden patio and range of opening windows. The conservatory has a tiled a floor and benefits from a Woodwarm cast iron wood burner. A door leads through to the:

Utility Room 4.15 m x 2.14 m (13'7 x 7'0) – A handy room created behind the single garage which includes a single drainer stainless steel sink unit with mixer tap over, plumbing for washing machine and ample space for additional appliances such as fridge freezers etc. A door from the utility room leads through to the single garage.

Bedroom One 4.14 m x 3.28 m (13'7 x 10'9) – Has a uPVC window to the front aspect, radiator with radiator cover and LED spotlights to the ceiling.

Bedroom Two 4.50 m x 3.32 m (14'9 x 10'10) – Has a uPVC window to the rear aspect, radiator and LED spotlights to the ceiling.

Bedroom Three 3.29 m x 2.85 m (10'9 x 9'4) – Has a uPVC window to the side aspect, radiator, built-in cupboard, and LED spotlights to the ceiling.

Modern Shower Room – Has a uPVC window to the front aspect, chrome coloured towel rail, and electric panel radiator. The shower room now comprises a fully tiled walk-in double shower unit with low flush WC and a large vanity wash basin with mixer tap over and cupboard units beneath.

Outside – To the front of the property a driveway provides off-road car parking, and leads up to the **Single Attached Garage** – With up and over door, light and power sockets. The garage has an integral door through to the utility room in the main property.

The established garden is private and of generous proportions compared with similar properties. The garden comprises a recently laid patio for sitting outside with dining table and chairs as well as a lawned garden and substantial landscaped rockery area. There are climbing plants such as honeysuckle and clematis and an interesting range of trees and shrubs. A timber shed and greenhouse will be included within the sale of the property.







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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