



# No. 34

Perfectly positioned on the outskirts of Boston while remaining within easy walking distance of local amenities, this immaculately presented three-bedroom detached bungalow offers stylish, move-in ready accommodation to an exceptional standard.

The property has been superbly maintained and thoughtfully improved by the current owners within the last two years. Recent upgrades include brand-new uPVC windows throughout, a new composite front door and electric garage door, plus a new boiler installed approximately two years ago. The kitchen has also been refurbished and is complemented by a separate utility room. A brand-new en-suite shower room now serves the master bedroom, while new carpets and warm oak-effect luxury vinyl flooring flow throughout the home, creating a fresh, clean and inviting atmosphere.

Outside, the grounds have been landscaped to make the most of the plot size and the rear garden is now a private, low maintenance setting for relaxation and entertaining. Wrought-iron gates look smart as well as being incredibly useful in securing both the front and rear of the property, while the rear garden features a large patio complete with pergola and modern summer house, making this space ideal for evening gatherings and warm summer days.

Inside, the generous lounge offers an attractive focal point for family life, and three double bedrooms provide comfortable accommodation for both residents and guests alike. The master bedroom benefits from the stylish new en-suite, and the spacious family bathroom includes both a bath and a separate shower. A single garage with electric roller door and ample driveway parking add convenience to this already impressive home.

Offered to the market with no onward chain, this outstanding bungalow combines contemporary finishes with practical living, making it an ideal choice for families, downsizers or anyone seeking a beautifully updated property in a convenient yet peaceful location.





Part glazed and etched, new composite front door opens into the **Entrance Hallway** – Having a warm oak coloured luxury vinyl flooring and an extensive range of built-in cupboards with a combination of shelving and hanging rails.

**Lounge 5.23m x 3.86m (17'2 x 12'8)** – Has uPVC French doors and windows opening out onto the rear patio, wall and ceiling light points, radiator and an attractive fireplace comprising a marble back panel and hearth with fire surround and living flame effect gas fire inset.

**Kitchen 5.23m x 3.66m (17'2 x 12'0)** – Recently refurbished with uPVC windows to the side and rear aspect, a continuation of the LVT flooring and work surfaces with down lights and a range of drawer and cupboard units at both base and eye level, as well as spotlights within the pelmet. Integrated appliances include a NEFF gas hob with extractor fan and lights over, space and plumbing for a dishwasher and space and point for a refrigerator. A larger cupboard unit houses a gas connection point for a cooker if required. A one and a half bowl sink unit has a mixer tap over and modern 'Metro' style wall tiling where appropriate.







**Utility Room 1.78m x 2.57m (5'10 x 8'5)** - Has a part glazed door to the side aspect and comprises work surface space with cupboards at both base and eye level and plumbing for a washing machine, tumble dryer and additional appliance space. The utility room also houses a wall mounted gas fired combination boiler and a radiator.

**Bedroom One 3.28m x 3.99m (10'9 x 13'1)** – Has a uPVC window to the front aspect with fitted blinds, radiator and a range of built-in wardrobes with a combination of hanging rails, shelving and cupboards. The recently completed **En-suite Shower Room** - Has a uPVC window to the side aspect, radiator and a towel rail. It comprises a three-piece suite of fully tiled walk-in double shower enclosure with fixed and hand held fittings, low flush WC with new douche tap and fitted wash basin with cupboards beneath.

**Bedroom Two 3.61m x 2.95m (11'10 x 9'8)** - Has a uPVC window to the front with fitted blinds and a radiator.

**Bedroom Three 2.95m x 3.61m (9'8 x 11'10)** – Currently used as a dining room - has a uPVC window to the side aspect and a radiator.

**Bathroom 2.39m x 2.57m (7'10 x 8'5)** - Has a uPVC window to the side aspect, fully tiled walls and comprises a four-piece bathroom suite of pedestal wash hand-basin, low-level WC, panel bath and a tiled shower cubicle. A bathroom cabinet has lighting and shaver point.

**Outside** - To the front of the property a brick retaining wall partially encloses a front garden area with mature shrubs and a block paved driveway with off-road car parking and turning space. Bespoke wrought iron gates provide access to the front door and to the:

**Attached Garage 5.49m x 3.30m (18'0 x 10'10)** – Which is slightly larger than standard and has a new electrically operated roller door under warranty, a uPVC door opening out onto the rear patio and garden area, lights and power.

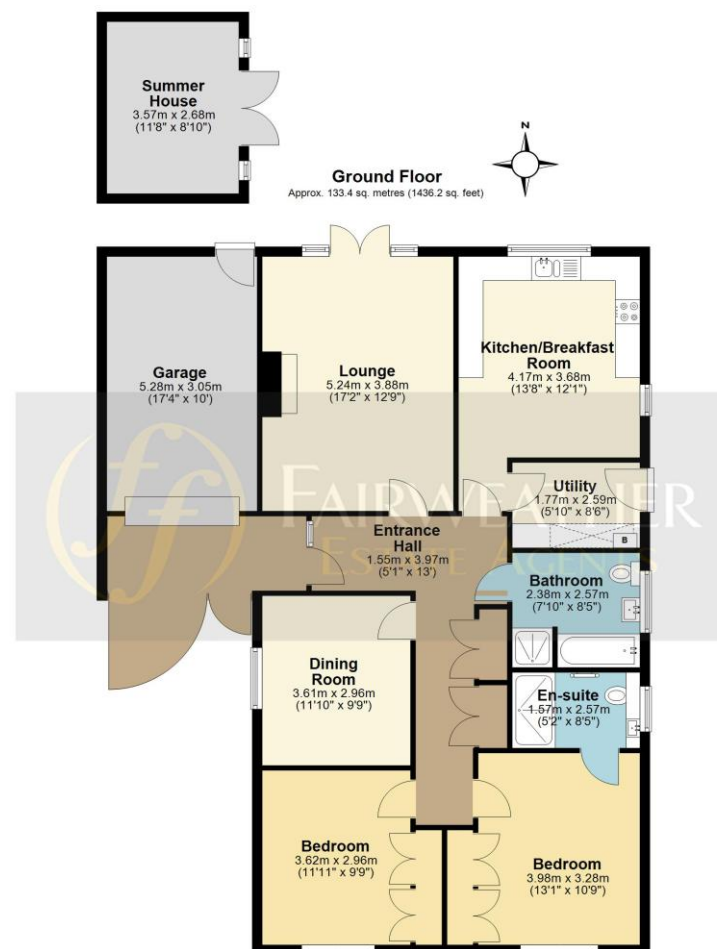
A further wrought iron hand gate to the side of the property provides access round to the **Rear Garden** – Which is fully enclosed by a range of timber fencing and established hedging. This has been recently landscaped by the current owners into an attractive and low maintenance outdoor space, comprising an extensive paved patio to the majority with railway sleepers providing an attractive feature to the borders. A timber pergola with outdoor socket has created an attractive position for outdoor dining furniture and a **detached timber summer house, again recently purchased by the current owners measuring 3.8 m x 2.9 m (12'5 x 9'6)** - Has double doors to the front aspect, lights, power points and USB charger.











- EPC – C
- Council Tax Band –
- Heating – Mains Gas
- Drainage - Mains

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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