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ESTATE AGENTS

The Laurels, 211 Sleaford Road, Boston PE21 7PG o/over £399,000



# The Laurels

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Of all of their executive properties, the Laurelgate by Broadgate Homes has to be one of my personal favourites. Unlike many modern properties it not only has great kerb appeal to the front, it really is just as attractive to the rear and has so much character for its age. It is fair to say that it must also be one of the most deceptively spacious designs too, and while I don't want to spoil any surprises for when you go to view, I was most impressed by the fact that there are five double bedrooms, three of which have en-suite facilities including a superb master suite with fitted wardrobes and a dressing room.

As soon as you step inside the generous hallway with galleried landing (which is a room in its own right) you are aware of the feeling of space, and every room is of larger than average dimensions. While naturally a new buyer will adapt the layout to suit their own lifestyles, double doors open up from the hallway straight through the dining room and then into the garden which is ideal for entertaining. There are then two other very good sized reception rooms, the smaller of which would make an ideal office for anyone working from home, a playroom or even a ground floor bedroom if required.

The Laurels is also pretty unique in the fact that while it was built by Broadgate Homes, it is not actually on the estate itself. The rear garden is enclosed by a most attractive wall on two boundaries which of course as well as being maintenance free, is also a rather lovely feature. While the garden couldn't be classed as large, it does extend to either side as well as to the rear, and is beautifully maintained, with a host of flowering plants and shrubs adding shape and structure around the lawn and sunny patio.







**Entrance** – Front door beneath storm porch leads to the Reception Hall – With galleried landing, two high level uPVC windows, staircase rising to the first floor with understairs cupboard, radiator and double doors opening into the:

**Dining Room 13'12 x 11'11 (4.03m x 3.64m)** – With uPVC French doors to the rear, radiator.

**Sitting Room 20'7 x 13'6 (6.28m x 4.13m)** – Having a uPVC bay window to the rear and two windows to the side, fireplace with marble back panel and hearth and living flame gas fire.

**Family Room / Study 13'6 x 11'11 (4.12m x 3.64m)** – With uPVC windows to the front and side, radiator.

**Breakfast Kitchen 23'1 x 13'7 (7.03m x 4.13m)** – With uPVC French doors to the rear, window to the side aspect and a tiled floor. Kitchen comprises a range of granite effect work surfaces with drawer and cupboard units at base and eye level. There is space for a cooking range to include a Britannia range with six burner gas hob and two electric ovens with a stainless steel extractor canopy over. Integral appliances include a dishwasher, fridge and freezer.

**Utility Room 13'7 x 9'8 (4.13m x 2.94m)** – With window to the side and uPVC door to the side, tiled floor and a radiator. Worktops have cupboards at base and eye level, there is an inset sink unit and space and plumbing beneath for a washing machine and tumble drier. Door to attached double garage and door to **Cloakroom** – Housing close coupled WC and a pedestal wash basin.





**Galleried first floor landing** – With airing cupboard housing the hot water cylinder and loft access to a part boarded loft with light and ladder.

**Master Suite 19'0 x 17'2 (5.78m x 5.24m)** – With uPVC window to the front and three to the side, three radiators and fitted wardrobes to two walls with hanging rails and co-ordinating bedside units and two drawer units. **Dressing Room 10'0 x 4'6 (into wardrobes)** – Range of three double fitted wardrobes with hanging rails and shelving. **En-Suite** – Comprising a double shower enclosure, close coupled WC, pedestal wash basin and a towel rail. There is tiling to half height on the walls and LED spotlights.

**Bedroom Two 13'9 x 13'6 (4.18m x 4.12m)** – With uPVC window to the rear, radiator door to:

**Jack and Jill Shower Room** serves both bedrooms with tiled shower enclosure, pedestal wash basin and close coupled WC. There is tiling to half height on the walls and a towel rail. Linking door to:

**Bedroom Three 13'0 x 11'11 (4.12m x 3.63m)** – With uPVC to the front, radiator.

**Bedroom Four 13'2 x 10'6 (4.02m x 3.20m)** – Having uPVC window to the rear, radiator.

**Bedroom Five 13'7 x 10'6 (4.13m x 3.20m)** – Having uPVC window to the rear, radiator.

**Bathroom** – A four piece suite of panel bath, double shower enclosure, vanity wash basin with cupboards beneath and close coupled WC. There is tiling to half height and a towel rail. The sellers inform us that all three showers in the property are power showers.

**Outside** – To the front of the property a gravel driveway provides off road parking for several vehicles and leads up to the **Attached Double Garage** – With uPVC windows two electric doors, light, power and integral door to the utility room.

There are two gates to the left hand side of the property and the garden is enclosed by a range of fencing and an attractive brick wall. The majority of the garden is laid to lawn, with a paved patio enjoying the sunshine to the rear and a Summer House with attached garden store. The garden is well stocked with a range of flowering plants and shrubs and specimen trees which add shape, colour and structure all year round and extends to either side 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 le

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GROUND FLOOR



1ST FLOOR

