



**£370,000**

283 London Road, Boston, Lincolnshire, PE21 7BA

**NEWTON**FALLOWELL 



London Road,  
Boston, Lincolnshire, PE21 7BA  
£370,000 Freehold

#### ACCOMMODATION

Part glazed uPVC side entrance door with full height screens to either side through to the:

#### ENTRANCE HALL

Having sealed unit double glazed uPVC window to front elevation, two radiators, telephone connection point, built-in storage cupboard with double doors, service door to garage and staircase rising to first floor.

#### CLOAKROOM

Having sealed unit double glazed uPVC window to side elevation, radiator, tile effect flooring, extractor, close coupled WC and pedestal hand basin with tiled splashback.

DO NOT OVERLOOK THIS ONE!! LOOK AGAIN - THERE IS MUCH MUCH MORE THAN FIRST MEETS THE EYE!!

This detached dormer bungalow sits on a plot of approximately a quarter of an acre, subject to survey and has over 2,900 square feet of accommodation. Having large entrance hall, cloakroom, lounge, dining kitchen, utility room, study/sitting room and a bedroom with en-suite wet room to ground floor. Large landing area, three double bedrooms one having an en-suite and a family bathroom to the first floor. Outside the property has a driveway which provides ample off-road parking & hardstanding, a double garage and attractive gardens. The property benefits from gas central heating and double glazing.



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## LOUNGE

22'2" x 12'5" (6.76m x 3.81m)

Having sealed unit double glazed uPVC windows to front & side elevations, two radiators, dado rail and television aerial connection point.

## DINING KITCHEN

26'0" x 11'5" (7.95m x 3.48m)

Forming two areas comprising:





### FITTED KITCHEN AREA

Having sealed unit double glazed uPVC window to rear elevation, inset ceiling spotlights, radiator and Karndean flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards, glazed display unit & open-ended shelving over. Work surface return with inset electric hob, integrated electric double oven & cupboards under, cupboards & concealed cooker hood over. Further work surface return with cupboard & integrated fridge under and island unit with cupboards under.

### DINING AREA

Having sealed unit double glazed uPVC french doors to side elevation & garden, radiator and continuation Karndean flooring.

### UTILITY ROOM

11'5" x 5'6" (3.48m x 1.70m)

Having part glazed uPVC door to rear elevation, radiator, Karndean flooring, work surface with tiled splashback, cupboards, space & plumbing for automatic washing machine and tumble dryer under.







### STUDY/SITTING ROOM

19'1" x 10'9" (5.82m x 3.28m)

Having sealed unit double glazed uPVC window to side elevation, radiator and television aerial connection point.

### GROUND FLOOR BEDROOM FOUR

18'11" x 13'3" (5.79m x 4.04m)

Having sealed unit double glazed uPVC window to side elevation and radiator.

### EN-SUITE WET ROOM

Having sealed unit double glazed uPVC window to rear elevation, heated towel rail, extractor, fully tiled walls, waterproof flooring, mixer shower fitting and pedestal hand basin.





### FIRST FLOOR LANDING

Having two Velux windows to rear elevation and two radiators.

### BEDROOM ONE

18'11" x 14'2" (5.77m x 4.34m)

Having sealed unit double glazed uPVC window to side elevation, two Velux windows to front elevation, radiator and built-in wardrobe.

### BEDROOM TWO

14'2" x 13'2" (4.34m x 4.02m)

Having sealed unit double glazed uPVC window to side elevation, radiator and built-in wardrobe.

### EN-SUITE

Having radiator, tile effect flooring, extractor, fully tiled shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

### BEDROOM THREE

16'6" 16'6" (5.03m 5.03m)

Having sealed unit double glazed uPVC window to front elevation, two velux windows to side elevation, radiator and built-in storage cupboard.

### FAMILY BATHROOM

8'11" x 6'2" (2.74m x 1.88m)

Having two velux windows to front elevation, heated towel rail, tile effect flooring, panelled bath with tiled splashback, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.



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### EXTERIOR

A five bar gate from London Road gives access to a large gravelled driveway to the side of the property which is enclosed by conifer hedging & timber fencing. The driveway provides ample off-road parking & hardstanding and gives access to the:

### DOUBLE GARAGE

17'3" x 16'11" (5.28m x 5.18m)

Having roller door, light, power and gas fired boiler providing for both domestic hot water & heating.

A pedestrian handgate from London Road gives access to gravelled garden with inset shrubs and a paved footpath leads to the side entrance door.

### GARDENS

To the rear of the property there is a gravelled area which opens to the side garden. The side garden is enclosed by hedging and majority laid to lawn with established borders, having paved patio with pergola, garden shed, greenhouse and further garden area enclosed by hedging which has a small shaped lawn, paved seating area and informal pond with gravelled border.

### THE PLOT

The property occupies a plot of approximately 0.25 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.







**NEWTON  
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## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

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