



£400,000

76 Spilsby Road, Boston, Lincolnshire, PE21 9NS

NEWTONFALLOWELL 

Spilsby Road,
Boston, Lincolnshire, PE21 9NS
£400,000 Freehold

ACCOMMODATION

Steps up to the front entrance door with fanlight above through to the:

ENTRANCE HALL

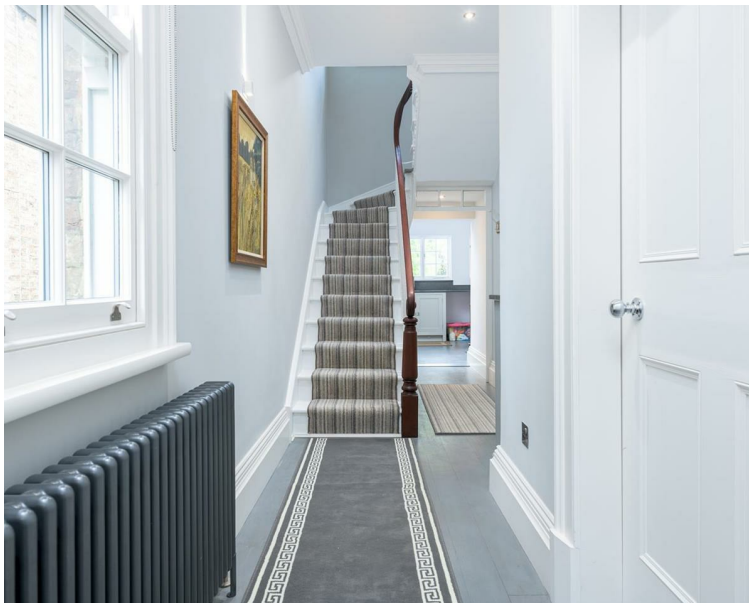
Having coved ceiling, cast iron radiator, solid oak floor, staircase rising to first floor and staircase down to the basement level accommodation.

LOUNGE

16'0" x 14'0" (4.89m x 4.27m)

Having large sash window to front elevation, coved ceiling with inset dimmable ceiling spotlights, cast iron radiator, solid oak floor and fireplace with tiled back & hearth, inset Clearview multi fuel stove and marble surround. Opening to the:

A recently refurbished and modernised end terrace townhouse in a Grade II Listed Georgian Terrace within walking distance to Boston Town Centre. Beautifully updated throughout with quality fixtures & fittings including a bespoke handmade kitchen and a Carrera Italian marble bathroom. The property also has the latest technical features such as full HDMI Media Connectivity, CCTV System, LED Lighting and NEST Heating Controls. The extensive accommodation is over four floors with a sitting room, guest bedroom and shower room to the basement level. An entrance hall, lounge, kitchen and utility to the ground floor. Bedroom and large bathroom to the first floor and a spacious second floor bedroom. Outside the property has off-road parking to the front and there is an attractive enclosed garden to the rear.



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KITCHEN

14'1" x 12'9" (4.30m x 3.91m)

Having sash window overlooking the rear garden, coved ceiling with inset dimmable ceiling spotlights, cast iron radiator and tiled floor. Fitted with a range of handmade hardwood kitchen units with under counter multi-coloured remote-controlled LED lighting, soft close drawers and doors & marble worktops incorporating: inset Belfast sink with integrated drainer & mixer tap, Stoves stainless steel range cooker with marble splash back and stainless steel cooker hood over, island unit with marble work surface, cupboards under and three pendant lights over.

UTILITY ROOM

10'3" x 8'3" (3.14m x 2.53m)

Having windows to side & rear elevations, door to raised deck & rear garden, cast iron radiator, gas fired boiler providing for both domestic hot water & heating, range of units with granite work surfaces & floor level LED lighting, inset stainless steel sink & drainer, space & plumbing for automatic washing machine, wine cooler and full height cupboard.

From the entrance hall a two-way partition door leads to a contemporary style staircase with inset multi-coloured LED lights down to the:



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SITTING ROOM

19'1" x 12'7" (5.84m x 3.85m)

Having french doors to rear garden, inset ceiling spotlights & feature beam, two contemporary style radiators and tiled floor.

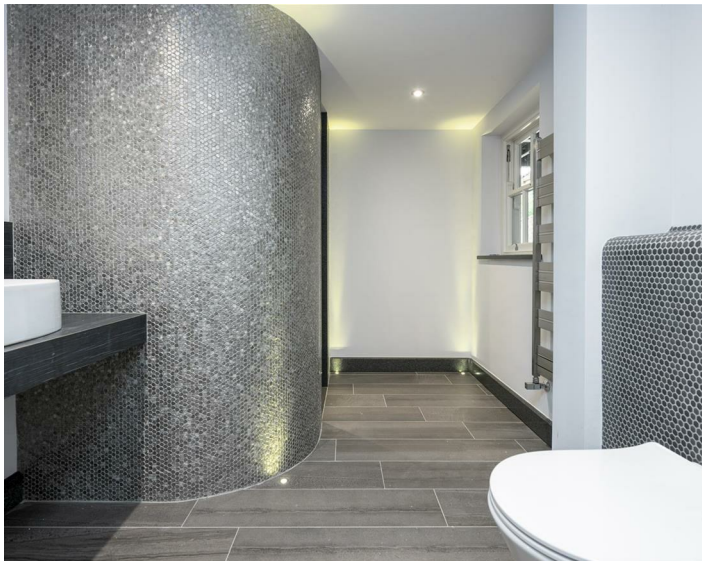
SHOWER ROOM

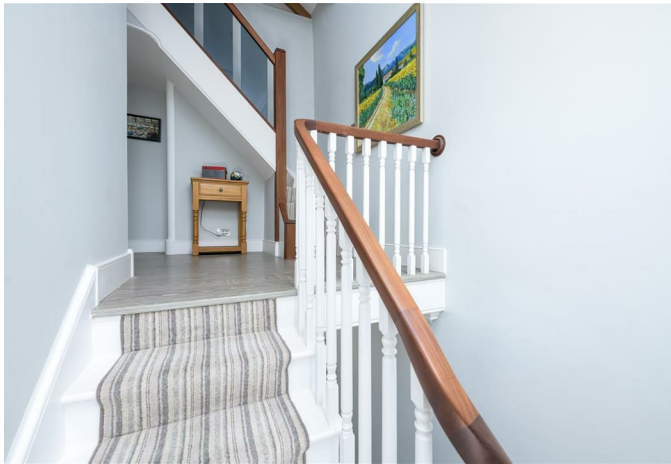
Having window to side elevation, tiled floor with underfloor heating, part ceramic & brushed metal wall tiling, large shower enclosure with multi-jet shower fitting, WC with concealed cistern and counter basin on vanity surface with heated mirror above.

GUEST BEDROOM

20'0" x 13'7" (6.10m x 4.16m)

Having sash window to front elevation, cast iron radiator, inset ceiling LED lighting, tiled floor and contemporary style gas fire inset to wall.





FIRST FLOOR LANDING

Having sash window to rear elevation and staircase rising to second floor.

BEDROOM ONE

19'2" x 14'0" (5.85m x 4.28m)

Having two sash windows to front elevation, coved ceiling with inset ceiling spotlights, two cast iron radiators, range of fitted wardrobes with internal LED lighting and raised wooden bed plinth with multi-colour LED lighting.

BATHROOM

14'5" x 12'10" (4.40m x 3.92m)

Having sash window to rear elevation, coved ceiling with inset ceiling LED lighting, contemporary style radiator, fitted double cupboard, two heated mirrors activated by concealed PIR sensors and Carrera Italian marble tiled floor & skirting. Fitted with a suite comprising: freestanding bath, walk-in double shower enclosure with mixer shower fitting, WC with concealed cistern and his & hers counter basins with soft-close drawers under.



SECOND FLOOR BEDROOM

18'1" x 13'5" (5.52m x 4.11m)

Having dormer window to rear elevation, cast iron radiator, exposed oak beams, extensive wood panelling to pitched ceiling and concealed handmade wooden drawers.



EXTERIOR

To the front of the property is a gravel and Yorkstone driveway which provides off-road parking and is enclosed to either side by mature hedges with decorative night lights.

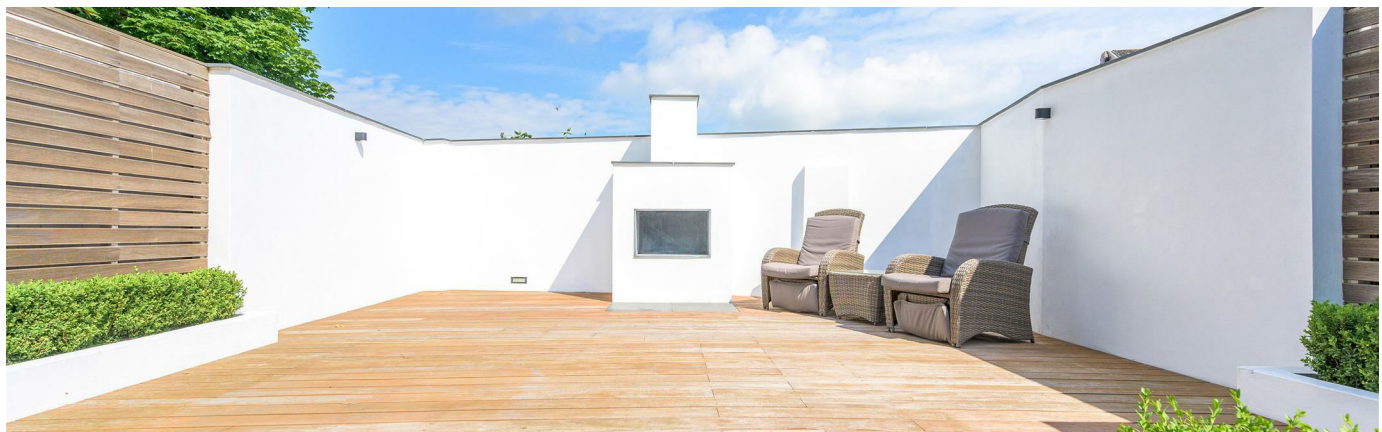
REAR GARDEN

To the rear of the property is a private landscaped garden which is split into two parts, the first of which is overlooked from the handmade raised wood and steel balcony with a private patio area below giving access to the basement level accommodation.

A brick arch opens to an oak pergola where the first garden has areas of lawn either side of an Indian stone patio & path with a sett border featuring inset LED lighting. This leads down to a completely private Mediterranean style garden with non-glare white walls, raised decking, floor & wall lighting and fireplace with chimney.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C.





VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Total area: approx. 185.9 sq. metres (2000.9 sq. feet)

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