



12 Blue Cedar Drive, Boston, PE21 9BF

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Freehold

£299,950



Key Features

- Detached house
- Four bedrooms
- Lounge & dining kitchen
- Cloakroom & utility
- En-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating B





A detached house on a popular new development close to Pilgrim Hospital. Having well presented accommodation comprising: entrance hall, cloakroom, lounge with french doors to the rear garden, dining kitchen with integrated appliances and utility to ground floor. Master bedroom with en-suite, three further bedrooms and family bathroom to first floor. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having radiator, Amtico flooring and staircase rising to first floor.

CLOAKROOM

Having radiator, Amtico flooring, extractor, close coupled WC and hand basin with tiled splashback.

LOUNGE

6.82m x 3.43m (22.4ft x 11.3ft)

Having window to front elevation, french doors to rear elevation & garden, two radiators, Amtico flooring and television aerial connection point.

DINING KITCHEN

6.82m x 3.02m (22.4ft x 9.9ft)

Having window to front elevation, french doors to rear elevation & garden, inset ceiling spotlights, two radiators and Amtico flooring.

Fitted with a range of base & wall units with work surfaces and upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with cupboards under & breakfast bar to one side. Further work surface with inset electric hob, integrated electric double oven, cupboard & drawers under, cupboards & stainless steel cooker hood over, tall unit to side housing integrated fridge & freezer.

UTILITY

2.69m x 1.83m (8.8ft x 6ft)

Having glazed uPVC door to rear elevation, radiator, radiator, Amtico flooring, work surface with inset 1 1/4 bowl sink with drainer & mixer tap, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboard housing gas fired boiler providing for both domestic hot water & heating over.



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FIRST FLOOR LANDING

Having radiator.

MASTER BEDROOM

4.01m x 3.46m (13.2ft x 11.4ft)

Having window to front elevation, radiator and built-in wardrobes.

EN-SUITE

Having window to front elevation, heated towel rail, luxury vinyl flooring, tiled splashbacks, shaver point, shower enclosure with mermaid board splashback & mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

3.97m x 3.1m (13ft x 10.2ft)

Having window to front elevation, radiator and airing cupboard housing hot water cylinder.

BEDROOM THREE

3.45m x 2.71m (11.3ft x 8.9ft)

Having window to rear elevation and radiator.

BEDROOM FOUR

2.75m x 2.61m (9ft x 8.6ft)

Having window to rear elevation and radiator.

FAMILY BATHROOM

Having window to rear elevation, inset ceiling spotlights, heated towel rail, luxury vinyl flooring, tiled splashbacks & shaver point. Fitted with a white suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A block paved driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door, service door to rear garden, light and power.

Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and having a pressed concrete patio area, raised beds with slate chips and lawned area.

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 D. The property also has four solar panels.

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





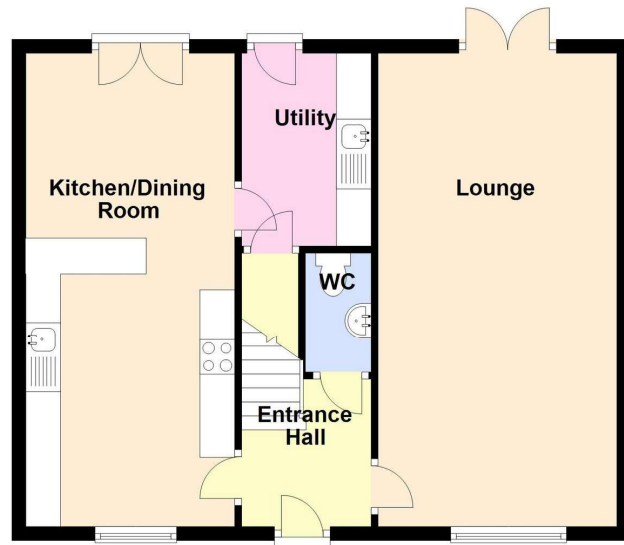
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Floorplan

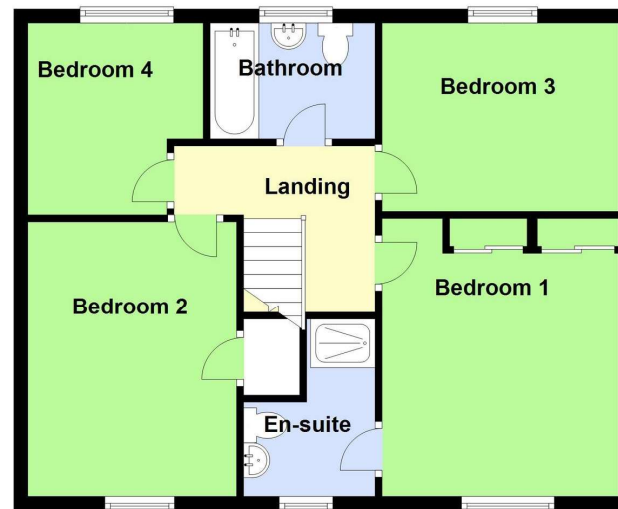
Ground Floor

Approx. 57.9 sq. metres (623.1 sq. feet)

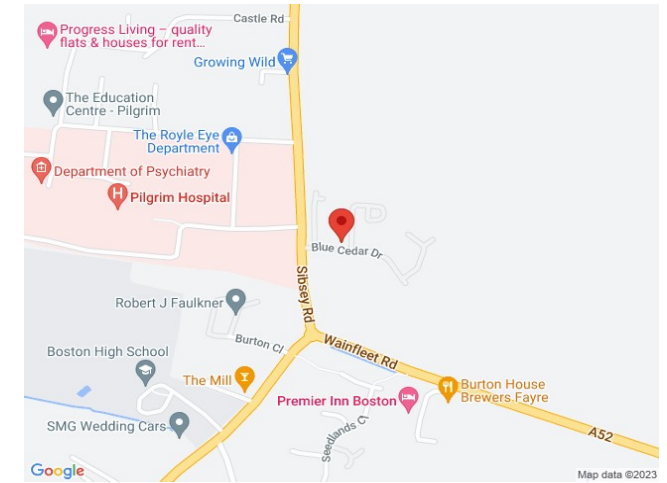


First Floor

Approx. 57.7 sq. metres (620.9 sq. feet)



Total area: approx. 115.6 sq. metres (1244.0 sq. feet)



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