



95 Willoughby Road, Boston, PE21 9HN



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Freehold

Guide price £300,000



Key Features

- Detached house
- Four bedrooms
- Lounge & dining room
- Study/snug & conservatory
- Cloakroom & bathroom
- Driveway & garage
- Good sized enclosed rear garden
- NO CHAIN
- EPC rating D





An extended double fronted detached house on a good sized plot, in a sought after location with the Maud Foster waterway to the front. Having well presented accommodation comprising: entrance porch, entrance hall, cloakroom, lounge, dining room, dining kitchen, snug and conservatory to ground floor. Four bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and a good sized enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



ACCOMMODATION

Part glazed uPVC front entrance door with fanlight above through to the:

ENTRANCE PORCH

1.97m x 1.68m (6'6" x 5'6")

With door to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

CLOAKROOM

2.20m x 1.81m (7'2" x 5'11")

Having window to side elevation, close coupled WC and hand basin.

LOUNGE

4.28m x 3.28m (14'0" x 10'10")

Having box bay window to front elevation, coved ceiling, radiator, television aerial connection point, alcove with shelving and fireplace recess with tiled hearth and inset wood & gas dual fuel burner.



DINING ROOM

3.28m x 3.16m (10'10" x 10'5")

Having box bay window to front elevation, coved ceiling, radiator and two built-in cupboards.

BREAKFAST KITCHEN

5.14m x 3.27m (16'11" x 10'8")

Having window to side elevation, french doors to rear elevation & garden, coved ceiling with inset ceiling spotlights, radiator and tiled floor with electric underfloor heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under. Work surface return with space for electric cooker, cupboard under, cupboards & concealed cooker hood over. Further work surface return with cupboards & drawers under, cupboards over. Further work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over and space for upright fridge/freezer to one side, further larder style unit.

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SNUG/STUDY

3.22m x 3.10m (10'7" x 10'2")

Having window to rear elevation, covered ceiling, radiator and corner wood burner on tiled plinth with tiled back.

CONSERVATORY

2.86m x 2.75m (9'5" x 9'0")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation & garden and vinyl flooring.

FIRST FLOOR LANDING

Having half landing with window to side elevation and radiator.

BEDROOM ONE

5.17m x 4.03m (17'0" x 13'2")

Having windows to side & rear elevations, coved ceiling and radiator.

BEDROOM TWO

4.28m x 3.33m (14'0" x 10'11")

having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

3.18m x 3.06m (10'5" x 10'0")

Having window to front elevation, coved ceiling, radiator and built-in cupboard.

BEDROOM FOUR

3.28m x 2.06m (10'10" x 6'10")

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

2.32m x 1.84m (7'7" x 6'0")

Having window to side elevation, heated towel rail, tiled walls and extractor. Fitted with a suite comprising: shaped bath with shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.



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FALLOWELL**



EXTERIOR

To the front of the property there is a gravelled garden. A driveway provides off-road parking and leads to double gates which give access to the:

GARAGE/WORKSHOP

Having up-and-over door, service doors to front & side, window to rear, light and power.

REAR GARDEN

Being enclosed and having a decked patio area, paved area and a lawn with borders.



THE PLOT

The property occupies a plot of approximately 0.13 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.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving 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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Floorplan

Ground Floor



First Floor



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