



13 Matthew Flinders Way, Boston, PE21 8BN

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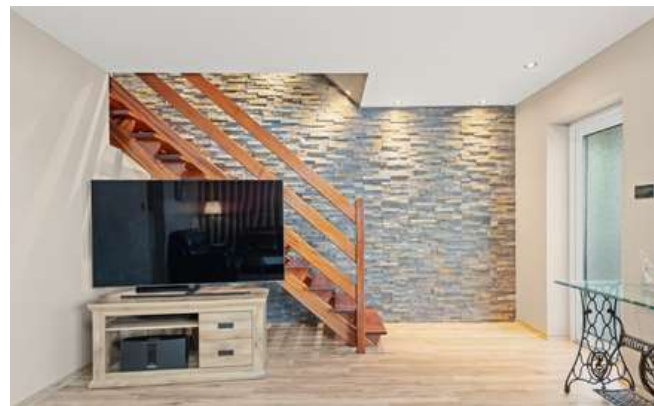
Freehold

£259,950



## Key Features

- Detached house
- Four bedrooms
- Lounge & dining room
- Kitchen & conservatory
- Driveway & garage
- Enclosed rear garden
- EPC rating C





A detached house in a sought after location on the outskirts of town. Having well presented accommodation comprising: entrance porch, lounge, kitchen, dining room 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 an enclosed rear garden. The property benefits from gas central heating and majority triple glazing.

### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

### ENTRANCE PORCH

Having windows to front & side elevations and tiled floor. Part glazed uPVC door to the:

### LOUNGE

7.07m x 3.93m (23'2" x 12'11")

Having window to front elevation, radiator, wood flooring and staircase rising to first floor.

### KITCHEN

4.26m x 3.62m (14'0" x 11'11")

Having window to rear elevation, part glazed door to side elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap and gas hob inset to work surface, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards and cooker hood over, tall larder style unit to side.

Work surface return with cupboard under, cupboard over and tall unit to side housing integrated electric double oven with cupboards under and over. Further work surface with cupboard, drawers & appliance space under, gas fired boiler providing for both domestic hot water & heating over. Work surface return with cupboards & open-ended shelving under, cupboards & open-ended shelving over. Further wall mounted glazed display unit. Archway to the:

### DINING ROOM

3.61m x 2.71m (11'10" x 8'11")

Having radiator and laminate flooring. Part glazed door with side screen to the:

### CONSERVATORY

3.65m x 3.37m (12'0" x 11'1")

Of sealed unit double glazed uPVC frame construction with a polycarbonate roof and having french doors to rear elevation & garden and tiled floor.





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### FIRST FLOOR LANDING

Having window to side elevation, laminate flooring and access to roof space.

### BEDROOM ONE

4.01m x 3.49m (13'2" x 11'6")

Having window to front elevation, radiator and laminate flooring.

### BEDROOM TWO

2.58m x 2.67m (8'6" x 8'10")

Having window to rear elevation, radiator, laminate flooring and fitted wardrobes with sliding doors.

### BEDROOM THREE

3.48m x 3.01m (11'5" x 9'11")

Having window to front elevation, radiator, laminate flooring and fitted wardrobe with sliding doors.

### BEDROOM FOUR

2.01m x 1.81m (6'7" x 5'11")

Having window to rear elevation, radiator and laminate flooring.

### BATHROOM

Having window to rear elevation, heated towel rail, tiled walls, tiled floor and shaver point. Fitted with a suite comprising: panelled bath with shower fitting over, WC with concealed cistern and hand basin inset to vanity unit with drawers under.





## EXTERIOR

To the front of the property there is a lawned garden. A block paved driveway provides off-road parking and extends down the side of the property to the:

## GARAGE

Having up-and-over door, side service door, light and power.

## REAR GARDEN

Being enclosed and having a patio area, concrete footpath, exterior WC and two garden sheds.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property has majority triple glazed windows. The current council tax is band D.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



# Floorplan



Total area: approx. 123.5 sq. metres (1329.7 sq. feet)

## 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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