



Rose Mullion, 16 Pilley's Lane, Boston, PE21 9RB



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Freehold

£475,000



Key Features

- Detached house
- Four bedrooms
- Lounge & dining room
- Garden room & study
- Shower room & bathroom
- Driveway & double garage
- Enclosed rear garden
- Plot just over half an acre (STS)
- EPC rating D





A detached house in a sought after location on a plot of just over half an acre, subject to survey and with an open view to the rear. Having over 2,500 square feet of accommodation comprising: entrance hall, lounge, sun room, dining room, kitchen, utility, study, bedroom and shower room to ground floor. Three bedrooms, bathroom and separate WC to first floor. Outside the property has a large lawned front garden, an extensive driveway providing ample off-road parking, a detached double garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door with side screens through to the:

ENTRANCE HALL

Having radiator, feature arched recesses with wall light points, staircase rising to first floor and understairs storage cupboard.

LOUNGE

6.01m x 3.94m (19'8" x 12'11")

Having windows to front elevation, bay window with window seat to side elevation, coved ceiling, radiator and feature fireplace with marble hearth, inset wood burner and wooden surround. French doors to the:

GARDEN ROOM

7.50m x 2.99m (24'7" x 9'10")

Having windows to side & rear elevations and french doors & windows to front elevation.



DINING ROOM

3.94m x 3.03m (12'11" x 9'11")

Having windows to front & side elevations, coved ceiling, radiator and serving hatch to kitchen.

KITCHEN

4.89m x 4.36m (16'0" x 14'4")

(max) Having windows to side & rear elevations, inset ceiling spotlights, radiator and vinyl 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 & integrated dishwasher under. Work surface return with inset electric hob, cupboards & drawers under, cupboards & concealed cooker hood over, tall unit to side housing integrated electric oven & microwave with drawer under, cupboard over and further tall larder style unit to side with space for fridge/freezer. Further work surface forming dresser style unit with cupboards & drawers under, shelving over.

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REAR ENTRANCE LOBBY

Having part glazed door to rear elevation & garden and radiator.

UTILITY

3.52m x 1.27m (11'6" x 4'2")

Having window to side elevation, space & plumbing for automatic washing machine, water softener, gas fired boiler providing for both domestic hot water & heating and wall cupboards.

INNER HALLWAY

Having fitted double cupboard and access to roof space.

STUDY

3.01m x 2.58m (9'11" x 8'6")

Having window to side elevation, coved ceiling and radiator.

GROUND FLOOR BEDROOM

4.54m x 3.92m (14'11" x 12'11")

Having window to side elevation, coved ceiling, radiator and two built-in wardrobes.

SHOWER ROOM

2.70m x 2.19m (8'11" x 7'2")

Having window to side elevation, radiator, walk-in shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard & drawers under.



FIRST FLOOR LANDING

Having window to front elevation with fitted seat and access to roof space.

BEDROOM ONE

6.19m x 3.95m (20'4" x 13'0")

Having windows to front & side elevations, coved ceiling, radiator and built-in wardrobes.

BEDROOM TWO

3.95m x 3.94m (13'0" x 12'11")

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

BEDROOM THREE

2.99m x 2.87m (9'10" x 9'5")

Having window to side elevation, coved ceiling and radiator.

BATHROOM

Having window to rear elevation, radiator, built-in airing cupboard, steps up to bath with tiled surround and hand basin inset to vanity unit with cupboard under.





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SEPARATE WC

Having window to rear elevation and close coupled WC.

EXTERIOR

To the front of the property there is a large lawned garden with borders, a pond and a paved patio area accessed from the garden room. A block paved driveway provides ample off-road parking and leads to the:

DETACHED DOUBLE GARAGE

Having electric up-and-over door, windows & door to side, light, power and two attached brick stores to the rear.

Gated access to the:

REAR GARDEN

To the side of the garage there is a crazy paved area which has a door to a store attached to the utility. The rear garden is majority laid to lawn with borders, trees and a greenhouse.

THE PLOT

The property occupies a plot of approximately 0.54 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 boiler serving radiators and the property is double glazed. The current council tax is band F.

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



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