



5 Linley Drive, Boston, PE21 7EJ



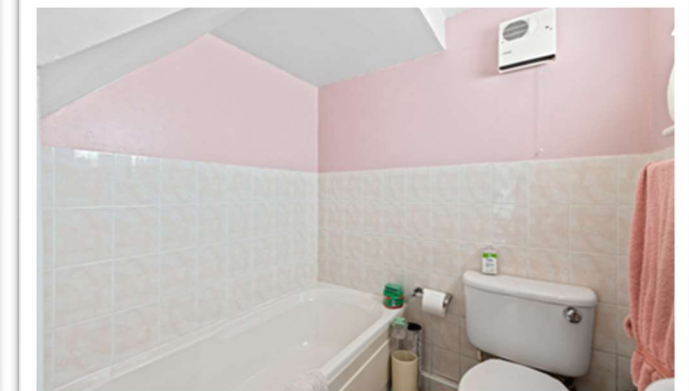
Freehold

£240,000



Key Features

- Detached house
- Four bedrooms
- Lounge/diner & conservatory
- Breakfast kitchen & utility
- Two bathrooms
- Driveway & garage
- Enclosed gardens
- EPC rating C





A detached house on a corner plot in a popular residential location. Having accommodation comprising: entrance hall, bathroom, lounge/diner, conservatory, breakfast kitchen & utility to ground floor. Four bedrooms and bathroom to first floor. Outside the property has off-road parking, a garage and enclosed gardens. 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 two radiators, smoke alarm, built-in cupboard and staircase rising to first floor.

BATHROOM

Having window to front elevation, heated towel rail, extractor, panelled bath, close coupled WC and wall mounted hand basin.

BREAKFAST KITCHEN

4.49m x 2.42m (14'8" x 7'11")

Having window & part glazed door to side elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher & integrated washer/dryer under, cupboard over. Work surface return with inset ceramic hob, drawers under, cupboard & cooker hood over, tall unit to side housing two integrated electric ovens with cupboards under & over. Further work surface with cupboards under, cupboards over.

UTILITY

Having window to side elevation, shelving, space for upright fridge/freezer and gas fired boiler providing for both domestic hot water and heating.

LOUNGE/DINER

6.54m x 6.13m (21'6" x 20'1")

(max L-shaped) Having two windows to side elevation, further window to other side elevation, coved ceiling, two radiators and brick built fireplace with gas fire. Part glazed uPVC doors with side screen to the:

CONSERVATORY

3.37m x 3.02m (11'1" x 9'11")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof and french doors to garden.



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FIRST FLOOR LANDING

Having window to front elevation, radiator, smoke alarm, airing cupboard housing hot water cylinder with shelving and access to roof space.

BEDROOM ONE

4.49m x 3.34m (14'8" x 11'0")

(max) Having windows to side & rear elevations, radiator and television aerial connection point.

BEDROOM TWO

2.97m x 2.68m (9'8" x 8'10")

Having window to side elevation and radiator.

BEDROOM THREE

3.35m x 2.02m (11'0" x 6'7")

Having window to side elevation, coved ceiling and radiator.

BEDROOM FOUR

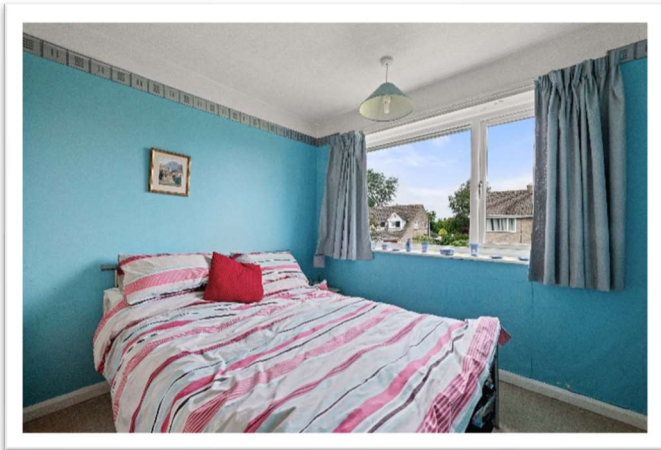
2.42m x 2.42m (7'11" x 7'11")

Having window to side elevation and radiator.

BATHROOM

Having window to side elevation, heated towel rail, tiled floor and extractor. Fitted with a suite comprising: panelled bath with Aqualisa shower fitting over, hand basin inset to vanity unit with cupboard under, WC with concealed cistern and additional built-in storage cupboard.





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EXTERIOR

To the front of the property there is a concrete area which provides off-road parking and gives access to the:

GARAGE

5.17m x 2.46m (17'0" x 8'1")

Having up-and-over door, window & door to side, light and power.

REAR GARDEN

The property occupies a corner plot with a beech hedge to the front & side boundary. There are lawns all round, a paved patio, garden shed and outside tap.

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 C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 117.6 sq. metres (1265.7 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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