



Swift House, Church End, Wrangle, Boston, PE22 9EW



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Freehold

£399,950



Key Features

- New build detached house
- Four bedrooms
- Lounge & dining kitchen
- Sun lounge & utility
- Cloakroom, en-suite & bathroom
- Driveway & detached double garage
- Plot approx. 0.33 acre (STS)
- EPC rating TBC





A new build detached house in a village location on a plot of approximately 0.33 acre, subject to survey, with a view of open fields beyond. Having accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen, sun room and utility to ground floor. Master bedroom with en-suite, three further bedrooms and family bathroom with separate shower to first floor. Outside the property has a driveway providing ample off-road parking and a detached double garage. The property benefits from an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor.



ACCOMMODATION

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

ENTRANCE HALL

Having underfloor heating, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

Having tiled floor with underfloor heating, close coupled WC and hand basin inset to vanity unit with cupboard under.

LOUNGE

4.95m x 4.94m (16'2" x 16'2")

Having bay window to front elevation, coved ceiling, underfloor heating, wall light points and television aerial connection point.



DINING KITCHEN

7.79m x 4.61m (25'7" x 15'1")

Having window to side elevation, bi-fold doors to rear elevation & garden, inset ceiling spotlights and tiled floor with underfloor heating.

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 inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards over.

Work surface return with cupboards under, cupboards over. Range of tall units incorporating two electric ovens. Island unit with inset induction hob, cupboards & drawers under, breakfast bar to one side and feature ceiling extractor over. Opening to the:

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SUN ROOM

3.68m x 3.38m (12'1" x 11'1")

Having window to rear elevation, bi-fold doors to side elevation & garden, inset ceiling spotlights and continuation of tiled floor with underfloor heating.

UTILITY

2.74m x 2.05m (9'0" x 6'8")

Having window & part glazed door to side elevation, tiled floor with underfloor heating, work surface with inset stainless steel sink & drainer, integrated washing machine & cupboards under, cupboards over and tall larder style unit to side.

FIRST FLOOR LANDING

Having radiator and access to roof space.



MASTER BEDROOM

4.95m x 4.93m (16'2" x 16'2")

(max) Having window to front elevation and radiator.

EN-SUITE

2.14m x 1.48m (7'0" x 4'11")

Having Velux style roof window, chrome heated towel rail, tiled walls, tiled floor, extractor and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.

BEDROOM TWO

4.62m x 3.84m (15'2" x 12'7")

Having two windows to rear elevation and radiator.

BEDROOM THREE

4.62m x 3.83m (15'2" x 12'7")

Having window to rear elevation and radiator.

BEDROOM FOUR

3.34m x 2.69m (11'0" x 8'10")

(max) Having window to front elevation and radiator.

FAMILY BATHROOM

2.80m x 2.02m (9'2" x 6'7")

Having Velux style roof window, chrome heated towel rail, tiled floor, tiled walls, extractor and shaver point. Fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.





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EXTERIOR

To the front of the property there is a shaped lawn and a gravelled driveway provides off-road parking and extends down the side of the property to a block paved area which gives access to the:

DETACHED DOUBLE GARAGE

Of brick & tile construction with two roller doors and service door to side.

REAR GARDEN

Being enclosed and laid to lawn.

THE PLOT

The property occupies a plot of approximately 0.33 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 electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor.

VIEWING

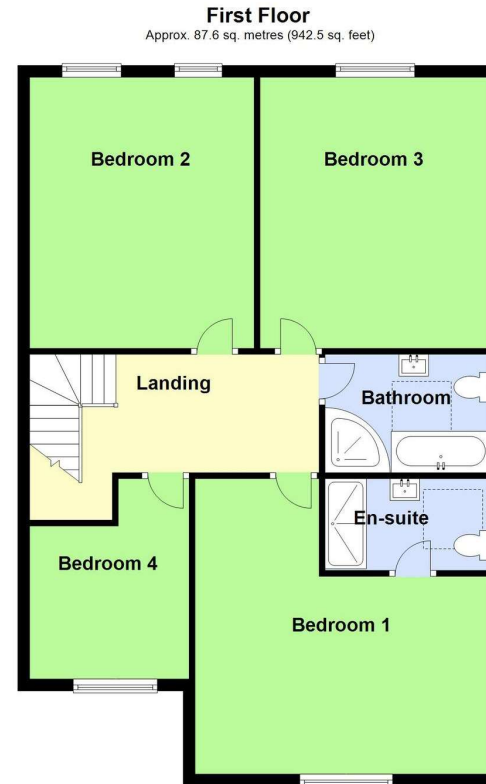
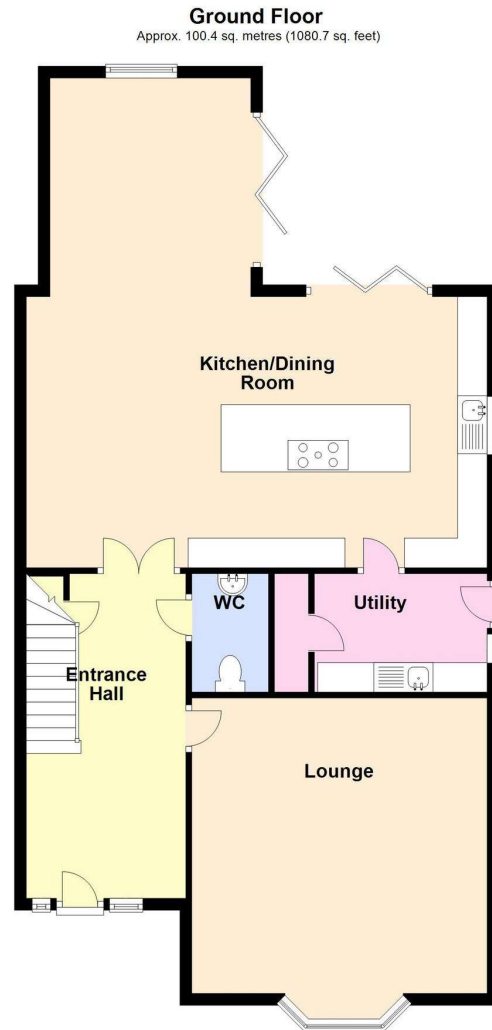
By appointment with Newton Fallowell - telephone 01205 353100.



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Floorplan



Total area: approx. 188.0 sq. metres (2023.2 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100
boston@newtonfallowell.co.uk

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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