



26 Woodville Gardens West, Boston, PE21 8BW



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Freehold

£199,950



Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Conservatory
- Shower room & separate WC
- Off-road parking & garage
- Enclosed rear garden
- EPC rating D





A detached house towards the end of a cul-de-sac in a popular residential location. Having well presented accommodation comprising: entrance lobby, lounge, dining room, kitchen and conservatory to ground floor. Three bedrooms, shower room and separate WC to first floor. Outside the property has ample off-road parking to the front, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC entrance door with side screen through to the:

ENTRANCE LOBBY

With further door to the:

LOUNGE

5.51m x 3.59m (18'1" x 11'10")

Having window to front elevation, coved & textured ceiling, two radiators and wall mounted gas fire.

DINING ROOM

3.61m x 3.22m (11'10" x 10'7")

Having coved & textured ceiling with ceiling fan/light fitting, radiator and staircase rising to first floor. Sliding patio doors to the conservatory and door to the:

KITCHEN

3.65m x 2.16m (12'0" x 7'1")

Having window to rear elevation overlooking the conservatory, coved & textured ceiling, radiator, part glazed uPVC door to side elevation and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & drawer under, open-ended shelving over. Work surface return with space for electric cooker, cupboard & drawer under, cupboards & concealed cooker hood over. Further work surface return with cupboard, drawer, open-ended shelving, space for fridge, space & plumbing for automatic washing machine under, cupboards, glazed display unit & open-ended shelving over.

CONSERVATORY

5.88m x 2.19m (19'4" x 7'2")

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having sliding doors to rear elevation & garden, wood effect flooring and wall light points.

 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having covered ceiling, built-in cupboard and access to roof space.

BEDROOM ONE

3.62m x 3.32m (11'11" x 10'11")

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

BEDROOM TWO

3.53m x 2.60m (11'7" x 8'6")

Having window to rear elevation, covered ceiling and radiator.

BEDROOM THREE

2.66m x 2.13m (8'8" x 7'0")

Having window to front elevation, covered ceiling and radiator.

SHOWER ROOM

1.89m x 1.66m (6'2" x 5'5")

Having window to rear elevation, covered ceiling, chrome heated towel rail, shower enclosure with mixer shower fitting, bidet and hand basin inset to vanity unit with cupboards & drawer under.

SEPARATE WC

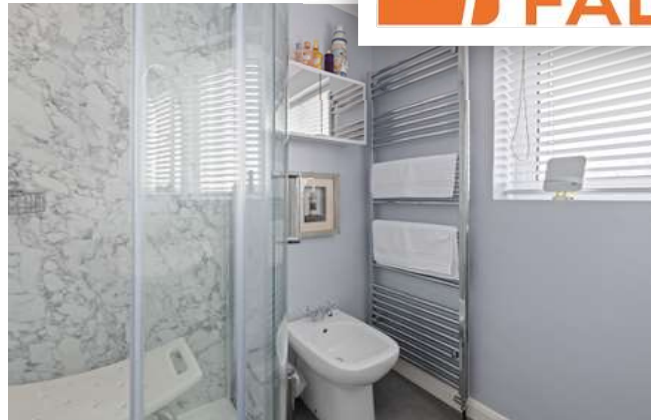
1.57m x 0.88m (5'2" x 2'11")

Having window to side elevation, radiator and low level WC.





 **NEWTON
FALLOWELL**



EXTERIOR

To the front of the property there is a tarmac area which provides ample off-road parking. A car port to the side of the property leads to a:

GARAGE

5.14m x 2.59m (16'11" x 8'6")

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

REAR GARDEN

Being enclosed and having a shaped lawn with borders, rubber crumb & gravelled areas and garden shed.

SHED/WORKSHOP

3.95m x 3.02m (13'0" x 9'11")

Of timber construction with door and window to front.

SERVICES

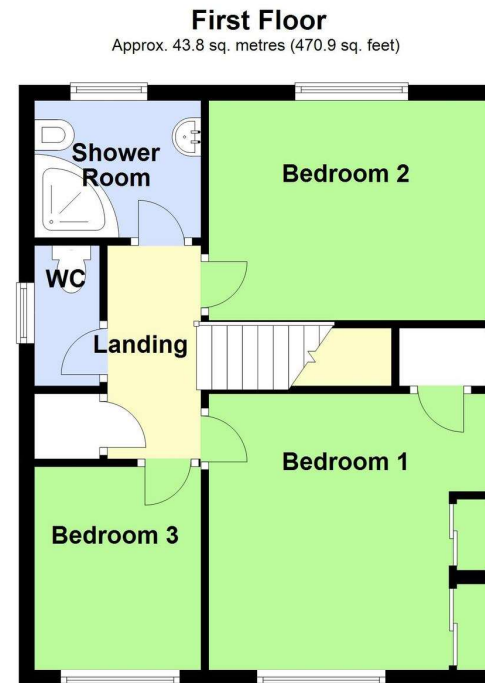
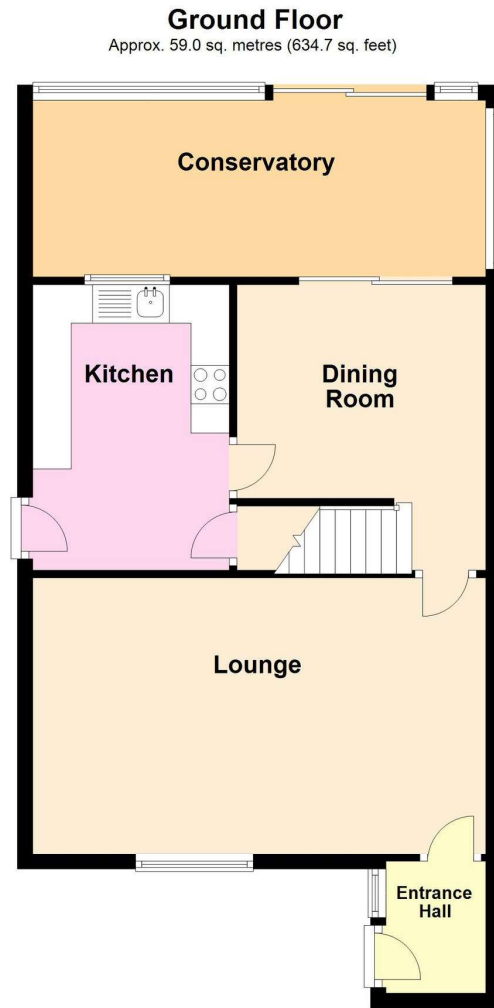
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 102.7 sq. metres (1105.7 sq. feet)



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AGENT'S NOTES

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