



4 Brackenbury Way, Boston, PE21 9JB

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Freehold

£279,950



Key Features

- Detached house
- Four bedrooms
- Lounge/diner & conservatory
- Kitchen & utility
- Master bedroom with dressing room
- En-suite, shower room & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating C





An extended detached house in a popular residential location within walking distance to the Witham Way Country Park. Having well presented accommodation comprising: entrance hall, lounge/diner, conservatory, kitchen and utility to ground floor. Master bedroom with dressing room & en-suite, bedroom with shower room, two further bedrooms and bathroom to first floor. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



ACCOMMODATION

Sliding uPVC front entrance doors through to the:

ENTRANCE PORCH

Having window to side elevation, coved ceiling, tiled floor and part glazed uPVC door leading to the:

ENTRANCE HALL

Having coved ceiling, radiator, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

1.41m x 0.77m (4'7" x 2'6")

Having window to front elevation, radiator, close coupled WC and corner wall mounted hand basin with tiled splashback.



LOUNGE/DINER

7.72m x 3.30m (25'4" x 10'10")

Forming two areas comprising:

LOUNGE

Having window to front elevation, coved ceiling, radiator and archway through to the:

DINING ROOM

Having coved ceiling, radiator and French doors to the:

CONSERVATORY

4.28m x 2.76m (14'0" x 9'1")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear garden, laminate flooring and wall mounted electric fire.





KITCHEN

3.63m x 3.29m (11'11" x 10'10")

Having window to rear elevation, radiator and tile effect 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, drawers & integrated dishwasher under, cupboard over & space for american style fridge/freezer to one side. Work surface return with inset induction hob, integrated electric oven, cupboard & drawers under, cupboards & stainless steel cooker hood over. Further work surface with cupboards & drawers under, cupboards & shelving over, tall larder style unit to side.

UTILITY

2.34m x 1.49m (7'8" x 4'11")

Having part glazed door to side elevation, window to rear elevation, tile effect vinyl flooring, work surface with cupboard & drawers under, cupboard & gas fired boiler providing for both domestic hot water & heating over, tall unit to side. Further work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboard over.

FIRST FLOOR LANDING

Having coved ceiling, radiator and built-in cupboard.

MASTER BEDROOM

3.26m x 3.26m (10'8" x 10'8")

Having window to front elevation and radiator.

DRESSING ROOM

1.88m x 1.56m (6'2" x 5'1")

Having window to front elevation, radiator and built-in wardrobes. (in the agents opinion this room could be converted into a fifth bedroom if desired)

EN-SUITE

2.47m x 1.30m (8'1" x 4'4")

Having window to side elevation, heated towel rail, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.

BEDROOM TWO

3.38m x 3.04m (11'1" x 10'0")

Having window to rear elevation and radiator.

BEDROOM THREE/STUDY

2.97m x 2.61m (9'8" x 8'7")

Having window to rear elevation, inset ceiling spotlights and radiator.

BEDROOM FOUR

2.96m x 2.60m (9'8" x 8'6")

Having window to front elevation and radiator.

EN-SUITE SHOWER

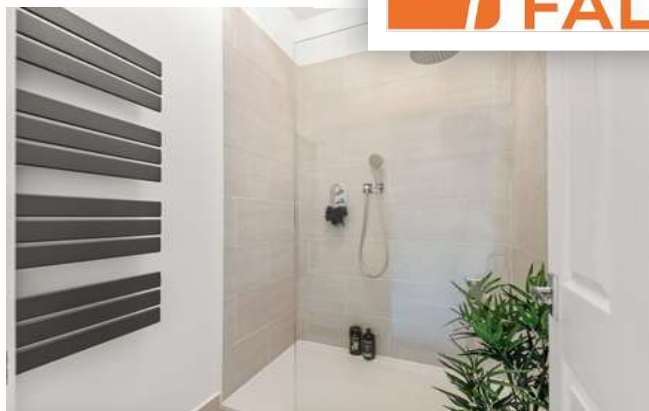
1.73m x 1.39m (5'8" x 4'7")

Having heated towel rail, tiled floor and fully tiled shower enclosure with mixer shower fitting.

BATHROOM

2.08m x 1.68m (6'10" x 5'6")

Having window to rear elevation, panelled bath with central mixer tap & hand held shower attachment, hand basin inset to vanity unit with cupboard under, WC with concealed cistern, cupboard & drawer to side.



EXTERIOR

To the front of the property there is a lawned garden with a driveway providing off-road parking leading to the:

GARAGE

5.84m x 2.58m (19'2" x 8'6")

Having up-and-over door, light, power & water.

REAR GARDEN

Being enclosed by timber fencing and laid to lawn with borders. Having a paved patio with pergola over and raised bed.

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.

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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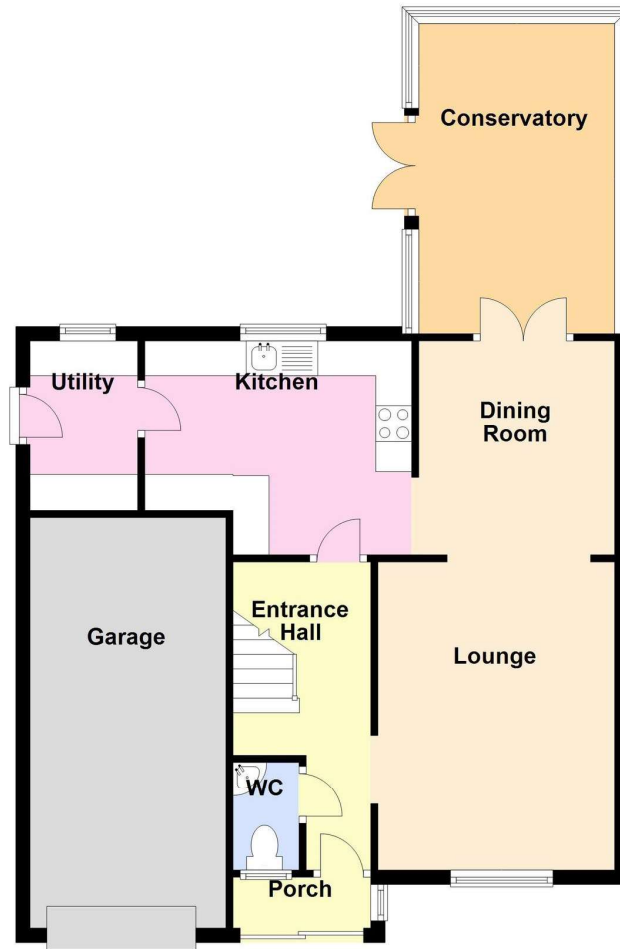


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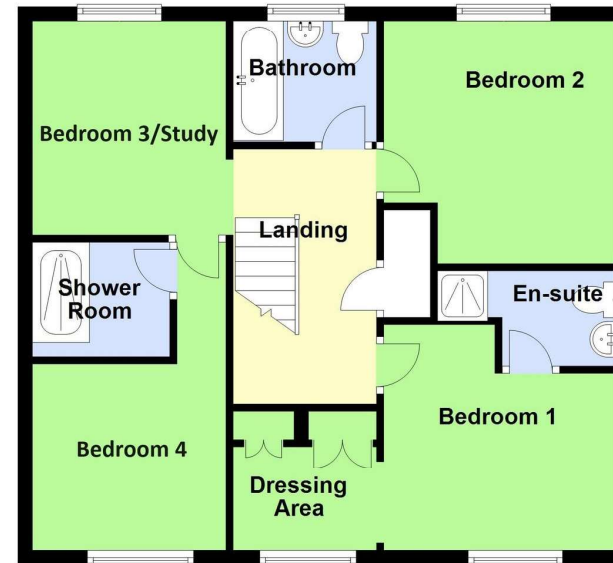


Floorplan

Ground Floor
Approx. 76.6 sq. metres (824.8 sq. feet)



First Floor
Approx. 60.9 sq. metres (655.0 sq. feet)



Total area: approx. 137.5 sq. metres (1479.8 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100
boston@newtonfallowell.co.uk