



Langdene, Tattershall Road, Boston, PE21 9NL



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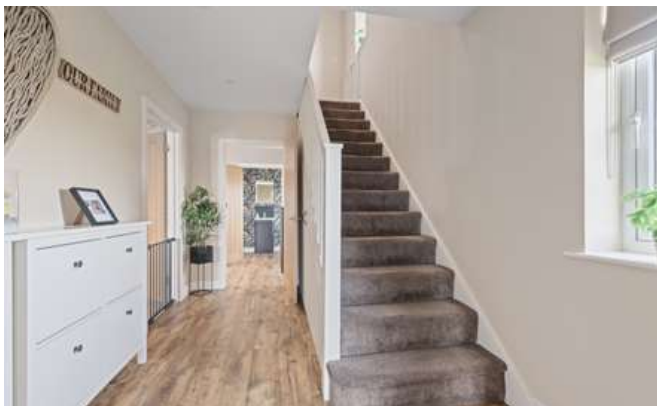
Freehold

£499,950



## Key Features

- Detached house
- Four bedrooms
- Lounge & study
- Open plan living/dining/kitchen
- Utility & cloakroom
- Two en-suites & bathroom
- Driveway, garage & gardens
- Plot approx. 0.28 acre (STS)
- EPC rating B





A detached house on a plot of approximately 0.28, subject to survey, on the outskirts of town with open views. The property has been extended and much improved by the current owners and has over 2,100 square feet of accommodation finished to a high standard throughout.

Comprising: entrance porch, entrance hall, lounge, open plan living/kitchen/dining with kitchen having integrated appliances, study, utility and cloakroom to ground floor. Master bedroom with en-suite, bedroom two with en-suite, two further bedrooms and family bathroom to first floor.

Outside the property has ample off-road parking & hardstanding to the front, a detached garage and an enclosed rear garden.



### ACCOMMODATION

Part glazed entrance door with window to side through to the:

### ENTRANCE PORCH

Having luxury vinyl flooring and opening to the:

### ENTRANCE HALL

Having window to side elevation, inset ceiling spotlights, smoke alarm, luxury vinyl flooring, understairs storage cupboard and staircase rising to first floor.

### LOUNGE

5.55m x 5.11m (18'2" x 16'10")

(max into bay) Having box bay window to front elevation, radiator, television aerial & telephone connection points.

### KITCHEN/DINING/LIVING

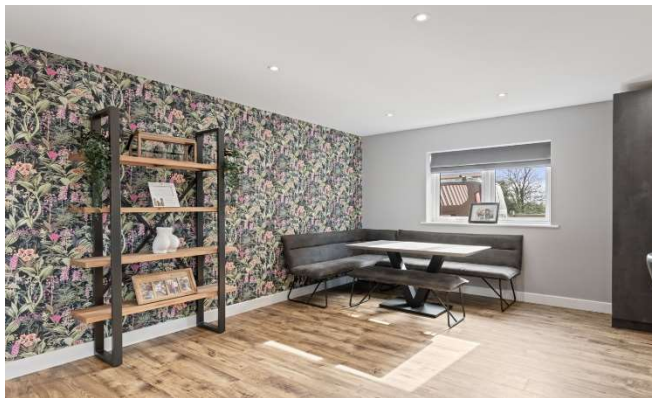
7.65m x 8.07m (25'1" x 26'6")

(max) Having windows to both sides & rear elevation, bi-fold doors to garden and luxury 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 & instant boiling water tap inset to work surface, cupboards & integrated dishwasher under.

Work surface return with inset five burner gas hob, cupboard & drawers under, cupboards & concealed extractor over. Tall unit to side housing integrated Neff electric oven & microwave with cupboards under & over, further tall units to side incorporating integrated full height fridge.

Island unit with cupboards under and breakfast bar to one side.



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### CLOAKROOM

Having window to side elevation, luxury vinyl flooring, close coupled WC and hand basin inset to vanity unit with cupboard under.

### STUDY

2.41m x 1.86m (7'11" x 6'1")

Having window to side elevation and luxury vinyl flooring.

### UTILITY

2.45m x 2.41m (8'0" x 7'11")

Having window to side elevation, part glazed door to rear elevation, inset ceiling spotlights and luxury vinyl flooring. Work surface with inset stainless steel sink & drainer with mixer tap, cupboard, space & plumbing for automatic washing machine & tumble dryer under. Work surface return with cupboard under, cupboards over and tall unit to side with integrated full height freezer.



## FIRST FLOOR LANDING

Having window to side elevation, inset ceiling spotlights, radiator, smoke alarm, access to roof space and built-in storage cupboard.

## MASTER BEDROOM

5.62m x 4.50m (18'5" x 14'10")

(entrance in addition) Having two windows to rear elevation, radiator, television aerial & telephone connection points.

## EN-SUITE

Having window to side elevation, heated towel rail, luxury vinyl flooring, tiled walls and extractor. Fitted with a suite comprising: walk-in double shower enclosure with mixer shower fitting, WC with concealed cistern and wall hung vanity basin with cupboards under.



## BEDROOM TWO

3.63m x 3.45m (11'11" x 11'4")

Having window to rear elevation, radiator, television aerial & telephone connection points.



## EN-SUITE

Having window to front elevation, heated towel rail, half tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, WC with concealed cistern and wall hung vanity basin with drawer under.



## BEDROOM THREE

4.61m x 2.85m (15'1" x 9'5")

Having window to front elevation, radiator and television aerial connection point.



## BEDROOM FOUR

3.28m x 2.90m (10'10" x 9'6")

Having window to front elevation, radiator and television aerial connection point.



## BATHROOM

Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled walls and extractor. Fitted with a suite comprising: bath with mixer tap & hand held shower attachment, WC with concealed cistern and wall hung vanity basin with drawer under.



## EXTERIOR

To the front of the property there is a gravelled driveway which provides off-road parking leading to the garage. There is also a paved footpath and outside electric points.

## GARAGE

6.45m x 3.45m (21'2" x 11'4")

Having electric roller door, door to side, light and power.

## REAR GARDEN

Being fully enclosed with post & rail fencing and hedging. Having a large paved patio, pergola with covered area off kitchen, further covered seating/BBQ area, large lawn, outside power points and garden shed.

## THE PLOT

The property occupies a plot of approximately 0.28 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 connected. Drainage is to a septic tank. Heating is via a gas fired boiler serving underfloor heating to the ground floor and radiators to the first floor. The property is double glazed and also has a water softener. The current council tax is band B.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.







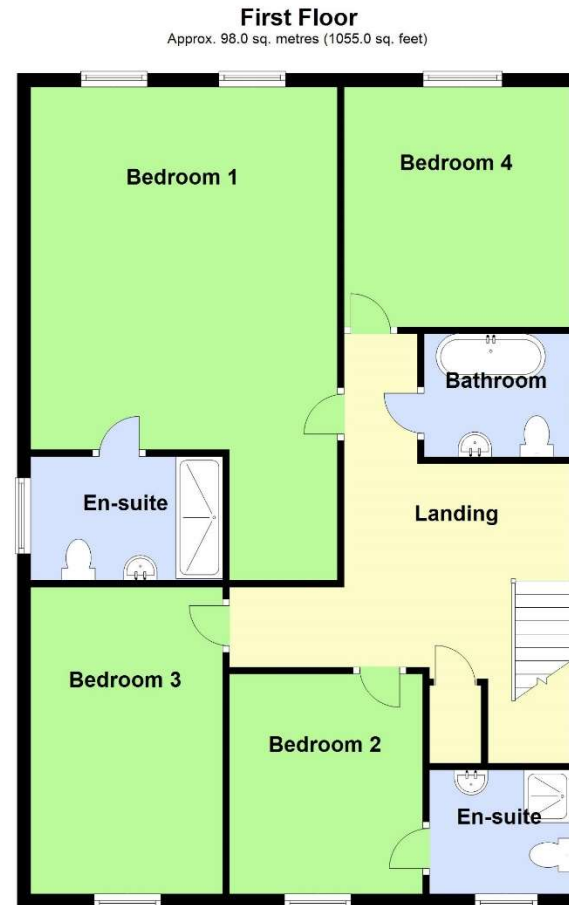
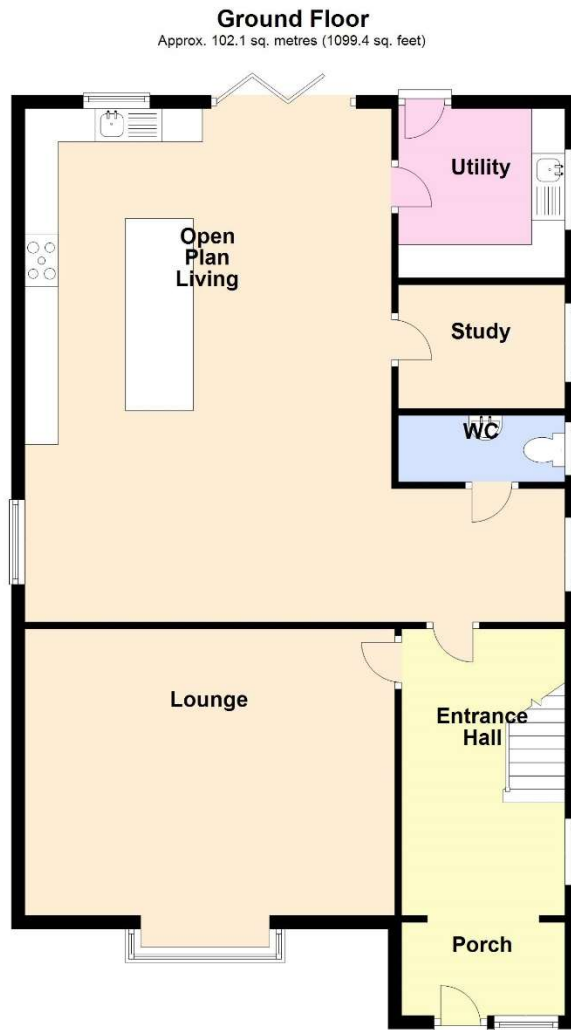
 **NEWTON  
FALLOWELL**



# NEWTON FALLOWELL



# Floorplan



Total area: approx. 200.2 sq. metres (2154.4 sq. feet)



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### 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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