



11 Tudor Drive, Boston, PE21 9PB



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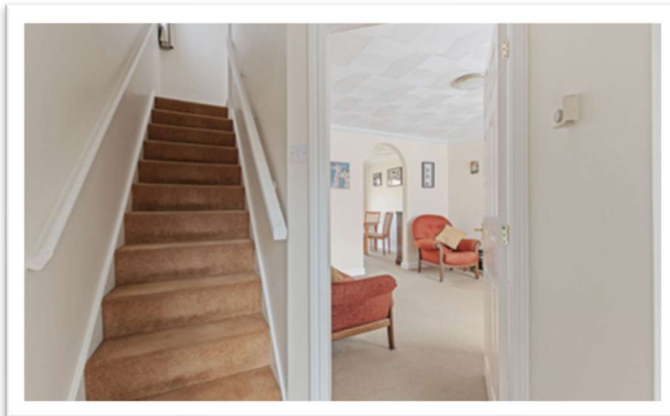
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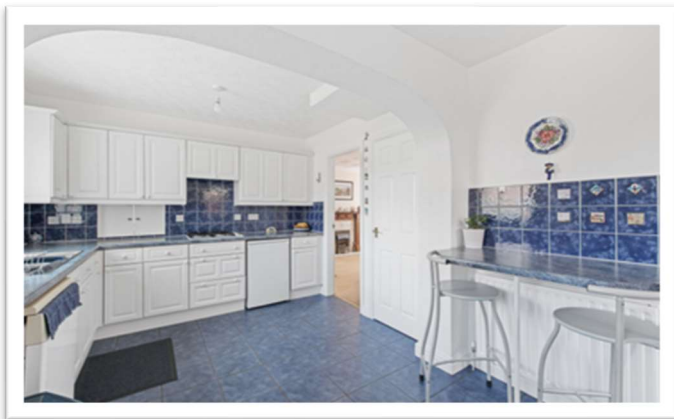
£215,000



## Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Breakfast kitchen
- Cloakroom & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating D





A detached house on the outskirts of town and within walking distance to the Witham Way Country Park. Having well presented accommodation comprising: entrance hall, cloakroom, lounge, dining room and breakfast kitchen to ground floor. Master bedroom with cloakroom off, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and a low maintenance enclosed rear garden. The property benefits from gas central heating and double glazing.

### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

### ENTRANCE HALL

Having coved & textured ceiling, radiator, smoke alarm and staircase rising to first floor.

### CLOAKROOM

Having window to front elevation, radiator, part tiled walls, close coupled WC and hand basin.

### LOUNGE

4.18m x 3.77m (13'8" x 12'5")

Having window to front elevation, coved & textured ceiling, radiator, television aerial connection point and fireplace with marble back & hearth, inset living flame style gas fire and wooden surround. Archway to the:

### DINING ROOM

3.04m x 2.15m (10'0" x 7'1")

Having sliding doors to rear elevation & garden, coved & textured ceiling, radiator and serving hatch to kitchen.

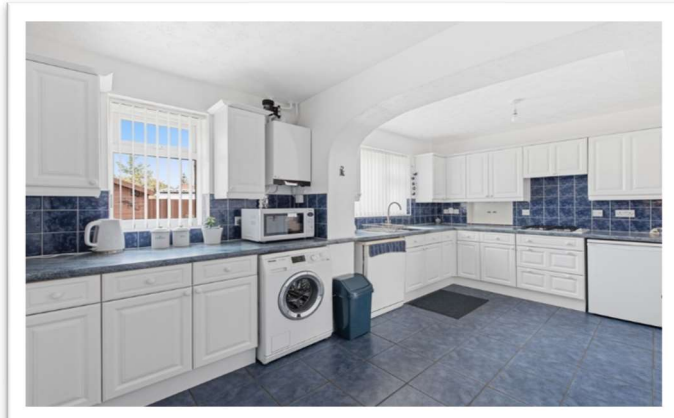
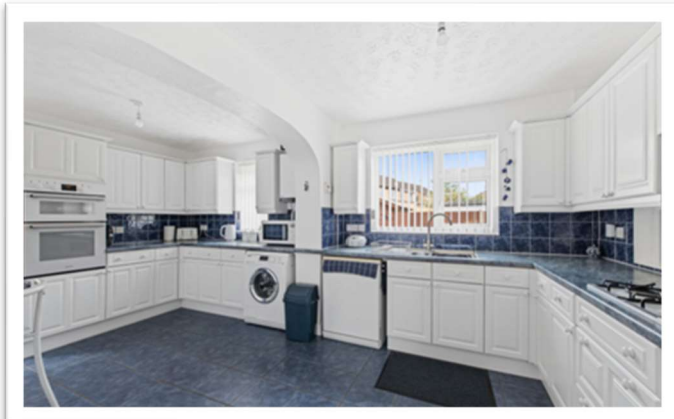
### BREAKFAST KITCHEN

5.14m x 3.11m (16'11" x 10'2")

Having two windows to rear elevation, part glazed door to side elevation, radiator, tiled floor, door to garage and understairs storage cupboard.

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 (one with a water softener), drawers, space for dishwasher under, cupboards over. Work surface return with inset gas hob, cupboards, drawers & space for fridge under, cupboards & concealed cooker hood over.

Further work surface with cupboards, drawers, space & plumbing for automatic washing machine under, cupboards over. Work surface return with cupboards & drawers under, cupboards over and tall unit to side housing integrated electric double oven. Further work surface forming breakfast bar.





## FIRST FLOOR LANDING

Having window to side elevation, coved & textured ceiling, access to roof space and airing cupboard with shelving.

## BEDROOM ONE

3.77m x 3.21m (12'5" x 10'6")

Having two windows to front elevation, coved & textured ceiling and radiator. Former en-suite off with radiator, hand basin inset to vanity unit with cupboard under, shaver point and built-in cupboard (formerly where the shower enclosure was and still having water & plumbing in place)

## BEDROOM TWO

2.68m x 2.30m (8'10" x 7'6")

Having window to rear elevation and radiator.

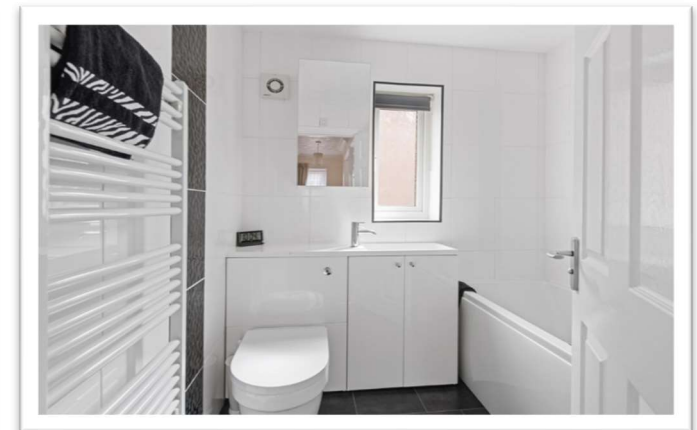
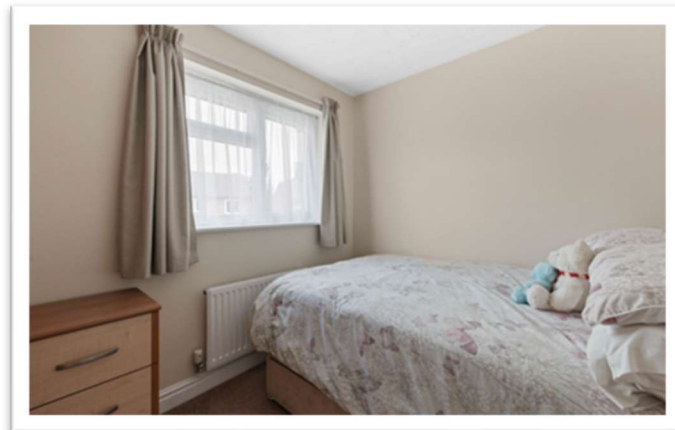
## BEDROOM THREE

2.31m x 1.98m (7'7" x 6'6")

Having window to rear elevation and radiator.

## BATHROOM

Having window to side elevation, heated towel rail, tiled walls and extractor. Fitted with a suite comprising: panelled bath with electric shower fitting over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





## EXTERIOR

To the front of the property there is a gravelled garden. A driveway provides off-road parking and leads to the:

## GARAGE

Having up-and-over door, light & power. To the rear of the garage there is a utility area with base & wall units, space for tumble dryer and fridge/freezer.

## REAR GARDEN

Being enclosed with side access. Low maintenance and having a paved patio & footpaths, shaped lawn, gravelled beds & borders, 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. We are advised that the boiler was replaced in September 2023 with a Viessman condensing boiler.

## 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.

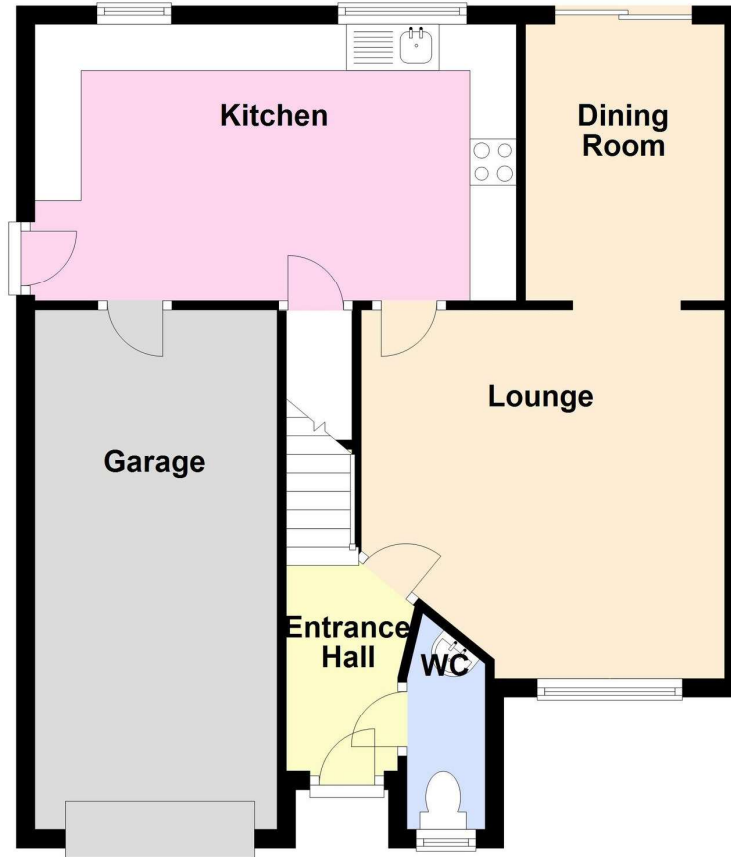
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# Floorplan

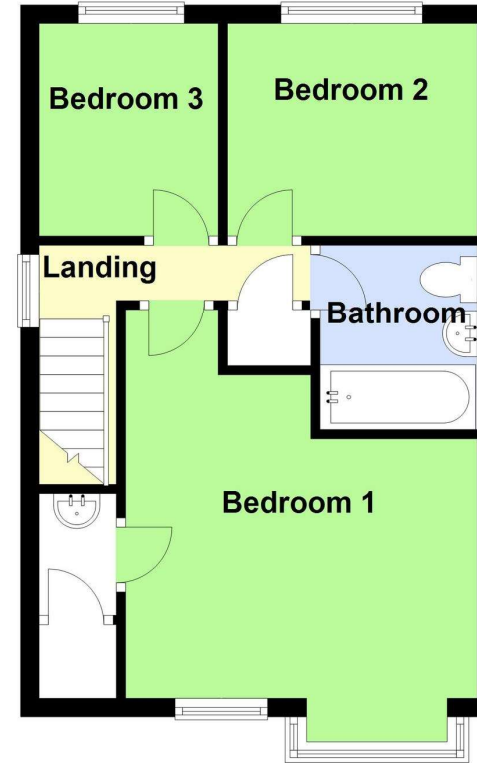
## Ground Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



## First Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



Total area: approx. 94.7 sq. metres (1018.9 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk