



4 Linden Court, Boston, PE21 9EB

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Freehold

£399,950



## Key Features

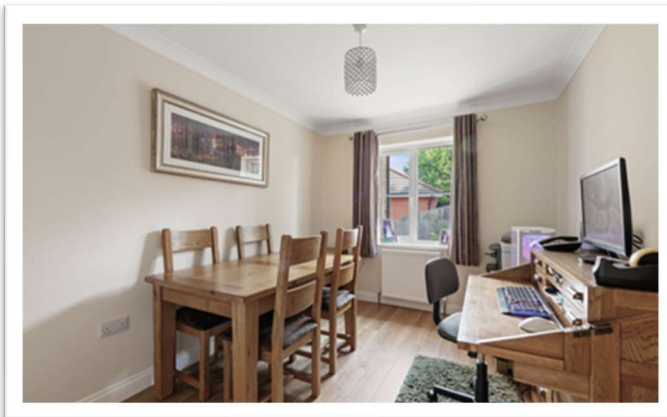
- Detached house
- Four bedrooms
- Dining kitchen & utility
- Wet room, en-suite & bathroom
- Driveway & double garage
- Enclosed rear garden
- Plot approx. 0.17 acre (STS)
- EPC rating B



A detached house on an exclusive development of six houses off Linden Way and convenient for the Pilgrim Hospital and Boston High School.

Having over 1,900 square feet of well presented accommodation comprising: entrance hall, utility and wet room to ground floor, half landing with dining room/bedroom four, lounge & dining kitchen with integrated appliances. Master bedroom with en-suite, two further bedrooms and bathroom to first floor.

Outside the property has a driveway providing ample off-road parking, a double garage and a good sized enclosed rear garden. The property benefits from gas central heating and double glazing.





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#### ACCOMMODATION

Open porch with part glazed front entrance door & windows to either side through to the:

#### ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, radiator, Amtico flooring, smoke alarm, door to garage, built-in double cupboard, staircase rising to half landing and understairs storage cupboard.

#### UTILITY

2.77m x 2.03m (9'1" x 6'8")

Having window to front elevation, coved ceiling, radiator, Amtico flooring and extractor. Work surface with tiled splashback, inset 1 1/4 bowl composite sink & drainer, cupboard, space & plumbing for automatic washing machine & tumble dryer under. Work surface return with cupboards under.

#### WET ROOM

Having window to side elevation, heated towel rail, tiled floor with electric underfloor heating, tiled walls, extractor, close coupled WC and pedestal hand basin.

Steps up from the entrance hall to a half landing with coved ceiling, Amtico flooring and staircase rising to first floor.

#### LOUNGE

4.99m x 3.56m (16'5" x 11'8")

Having window & french doors to rear elevation, coved ceiling, Amtico flooring, upright radiator, further radiator, television aerial connection point and wall mounted electric fire.

#### DINING ROOM/BEDROOM FOUR

3.55m x 2.68m (11'7" x 8'10")

Having window to side elevation, coved ceiling, radiator, Amtico flooring and access to roof space.





### DINING KITCHEN

6.37m x 3.17m (20'11" x 10'5")

(max) Having two windows to side elevation, window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, Amtico flooring and television aerial connection point. Fitted with a range of base & wall units with granite work surfaces & upstands incorporating: 1 1/4 bowl composite sink & drainer, induction hob with extractor over, integrated electric double oven, integrated dishwasher and integrated fridge & freezer.

### FIRST FLOOR LANDING

Having skylight, coved ceiling with inset ceiling spotlights, radiator and smoke alarm.

### MASTER BEDROOM

5.44m x 3.66m (17'10" x 12'0")

(max - dressing area in addition) Having window to front elevation, skylight, coved ceiling and two radiators.

### EN-SUITE

Having window to side elevation, heated towel rail, tiled floor with electric underfloor heating, tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

### BEDROOM TWO

4.23m x 3.47m (13'11" x 11'5")

Having windows to front & side elevations, coved ceiling and two radiators.

### BEDROOM THREE

4.18m x 2.40m (13'8" x 7'11")

Having window to front elevation, coved ceiling, radiator and access to roof space.

### BATHROOM

Having window to front elevation, inset ceiling spotlights, tiled floor with electric underfloor heating, tiled walls and extractor. Fitted with a suite comprising: panelled bath, shower enclosure with body jets, close coupled WC and pedestal hand basin.





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## EXTERIOR

A block paved driveway provides off-road parking and leads to the garage. A pair of double gates give access to a further hardstanding area suitable for the storage of a caravan or trailer.

## DOUBLE GARAGE

6.16m x 5.24m (20'5" x 17'2")

Having two electric up-and-over doors, window & service door to side, light, power, water softener and gas fired combination boiler providing for both domestic hot water & heating.

## REAR GARDEN

Being enclosed and having a shaped lawn with borders, a raised paved patio & paved footpaths, raised flower beds, two garden sheds and greenhouse.

## THE PLOT

The property occupies a plot of approximately 0.17 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 and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band E. We are advised that there is a £25 per month fee payable to the management company.

## VIEWING

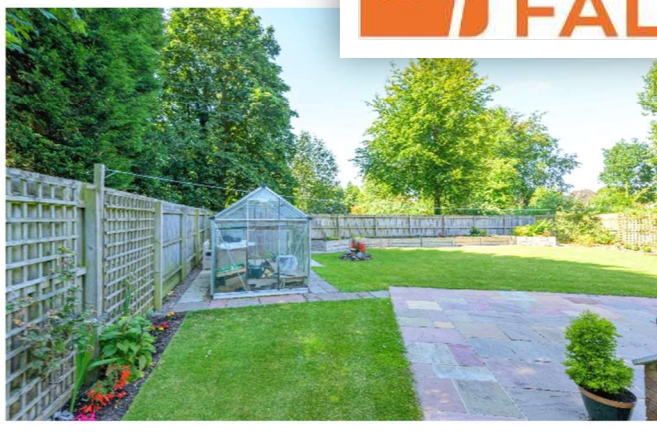
By appointment with Newton Fallowell - telephone 01205 353100.







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# Floorplan



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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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