



13 Poppy Close, Boston, PE21 7TJ



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Freehold

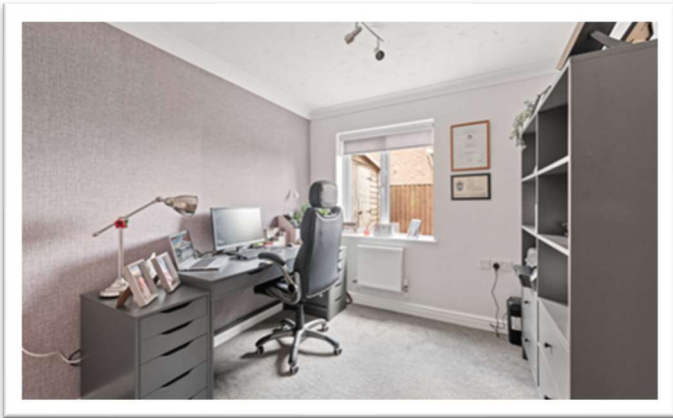
£380,000



Key Features

- Detached house
- Four double bedrooms
- Lounge, dining room & study
- Breakfast kitchen & utility
- Cloakroom, en-suite & shower room
- Driveway & double garage
- Enclosed rear garden
- EPC rating TBC





A detached house in a sought after location on the outskirts of town with an open field view to the rear. Having spacious accommodation comprising: entrance hall, cloakroom, lounge, study, dining room, breakfast kitchen and utility to ground floor. Master bedroom with en-suite, three further double bedrooms and shower room to first floor. Outside the property has a lawned garden to the front, a driveway providing off-road parking, a double garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

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

ENTRANCE HALL

Having coved & textured ceiling, radiator, Karndean flooring, smoke alarm, telephone connection point, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

Having window to side elevation, coved & textured ceiling, radiator, close coupled WC and pedestal hand basin.

LOUNGE

5.51m x 4.01m (18'1" x 13'2")

Having french doors to rear elevation & garden, coved & textured ceiling, two radiators, Karndean flooring, fitted cupboards to alcoves and media wall with electric fire, space & connection for television.

STUDY

Having to side elevation, coved & textured ceiling, radiator and television aerial connection point.

DINING ROOM

4.34m x 3.99m (14'2" x 13'1")

Having bay window to front elevation, coved & textured ceiling and radiator.



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BREAKFAST KITCHEN 5.51m x 2.84m (18'1" x 9'4")

Having windows to front & rear elevations, coved & textured ceiling, radiator and Karndean flooring. Fitted with a range of base & wall units with quartz work surfaces, upstands & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard housing gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, cupboards & drawers under, cupboards & concealed cooker hood over. Further work surface return with cupboards under. Further work surface with cupboards & integrated wine cooler under.

UTILITY 2.16m x 1.91m (7'1" x 6'4")

Having window & part glazed door to rear elevation, coved ceiling, Karndean flooring, work surface with cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboards over and space for upright fridge/freezer to side.



FIRST FLOOR LANDING

Having to front elevation, coved & textured ceiling, radiator, access to roof space, built-in storage cupboard and built-in airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

4.83m x 3.40m (15'10" x 11'2")

Having window to front elevation, coved & textured ceiling, radiator, television aerial connection point and fitted wardrobes to one wall.

EN-SUITE

Having window to side elevation, coved & textured ceiling, heated towel rail, tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards under.



BEDROOM TWO

3.63m x 3.61m (11'11" x 11'10")

Having window to front elevation, coved & textured ceiling and radiator.

BEDROOM THREE

4.06m x 2.72m (13'4" x 8'11")

Having window to rear elevation, coved & textured ceiling and radiator.

BEDROOM FOUR

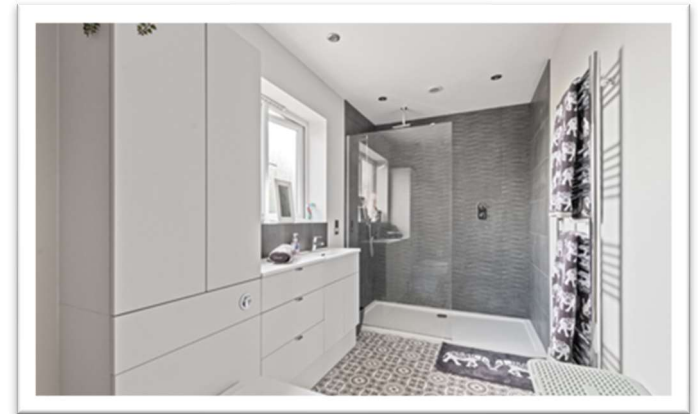
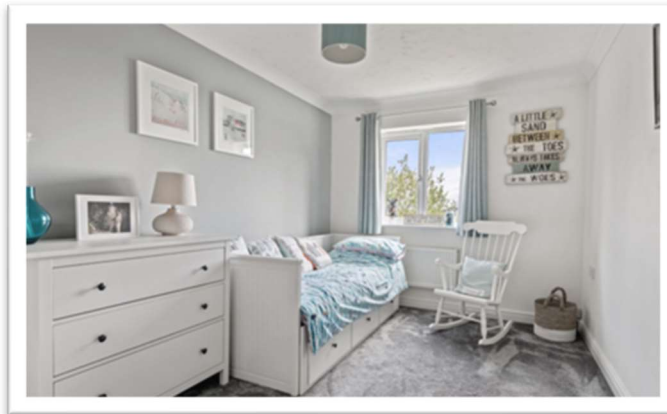
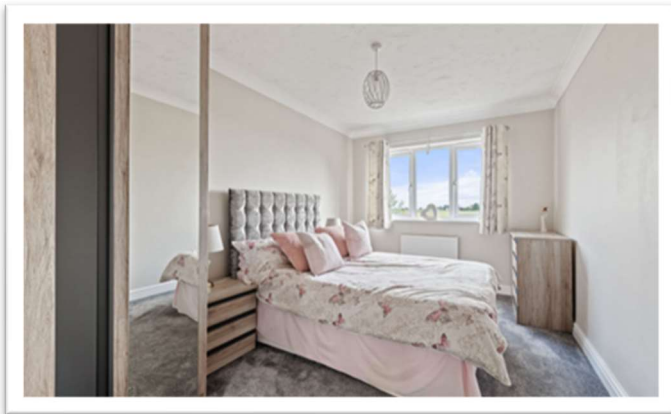
4.06m x 2.72m (13'4" x 8'11")

Having window to rear elevation, coved & textured ceiling and radiator.

SHOWER ROOM

Having window to rear elevation, inset ceiling spotlights, heated towel rail and extractor. Fitted with a suite comprising: walk-in shower enclosure with overhead & hand held shower fitting, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.

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EXTERIOR

To the front of the property there are lawned areas to either side of a paved footpath which leads to the front entrance door. A driveway provides off-road parking and leads to the:

DOUBLE GARAGE

Of brick & tile construction with two up-and-over doors, light and power.

REAR GARDEN

Being enclosed and having a large paved patio with raised flower bed which extends to the side where there is a shed & hot tub. From the patio area there are steps down to a decked area and there is also a lawned area.

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 E.

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



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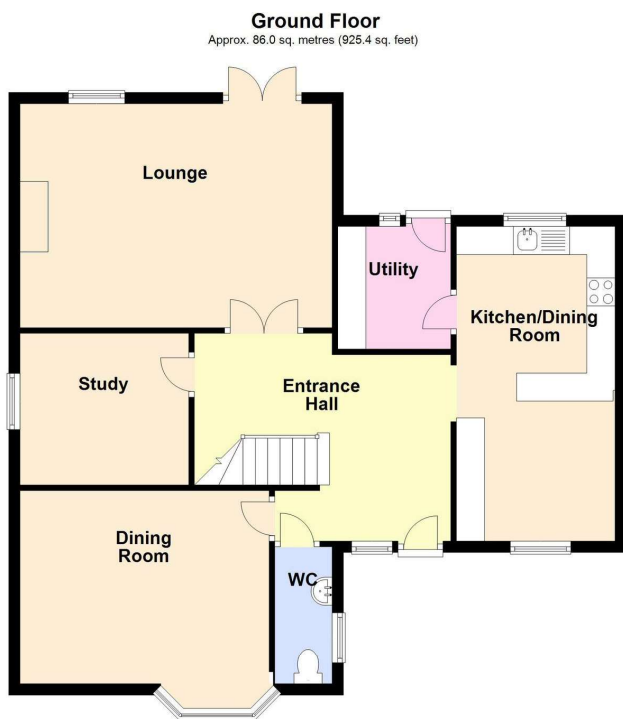




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Floorplan



Total area: approx. 171.6 sq. metres (1847.1 sq. feet)



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