



4 Irby Street, Boston, PE21 8SA



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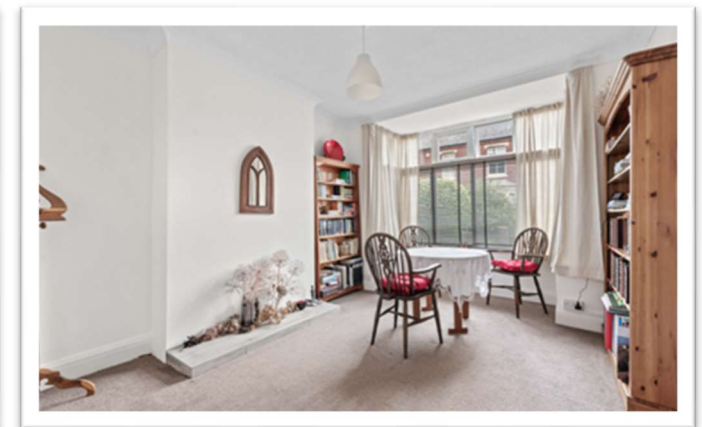
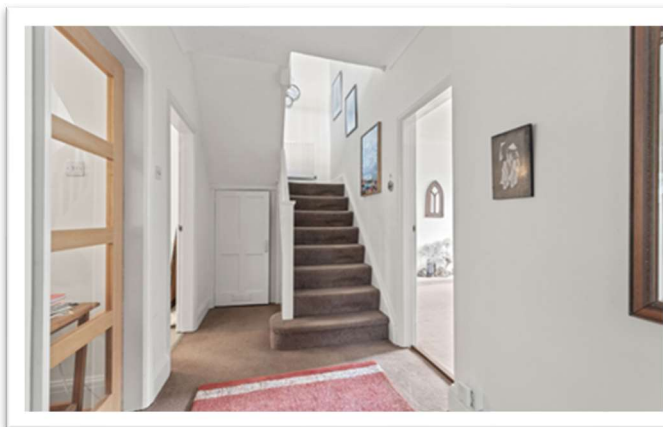
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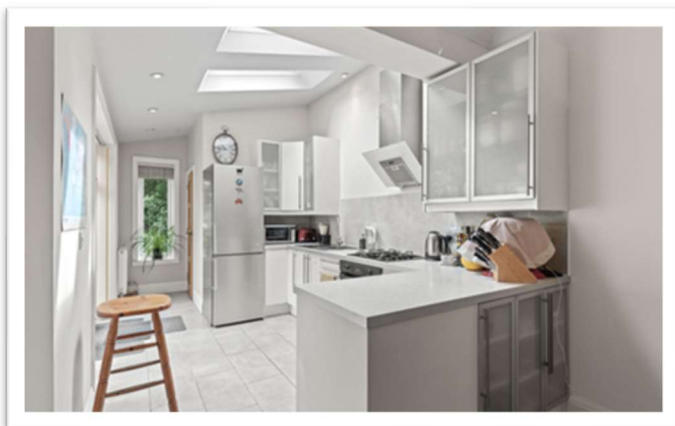
£260,000



## Key Features

- Detached house
- Three double bedrooms
- Lounge & sitting room
- Dining kitchen & utility/cloakroom
- Driveway & garage
- Enclosed rear garden
- EPC rating E

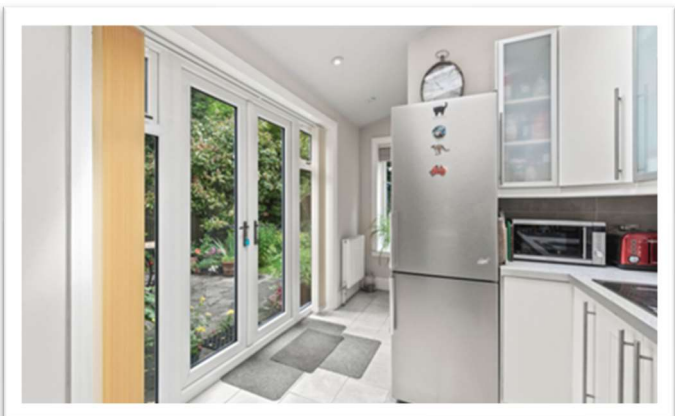




A detached house within walking distance to the town centre and backing on to the River Witham. Having over 1,500 square feet of well presented accommodation comprising: porch, entrance hall, lounge, dining kitchen, utility/cloakroom and sitting room to ground floor. Three double bedrooms, bathroom and separate WC to first floor. Outside the property has off-road parking to the front, a garage and a delightful established lawned garden to the rear. The property benefits from gas central heating and double glazing.

### ACCOMMODATION

Side entrance door to the:



### ENTRANCE PORCH

Having tiled floor and part glazed door with side screens to the:

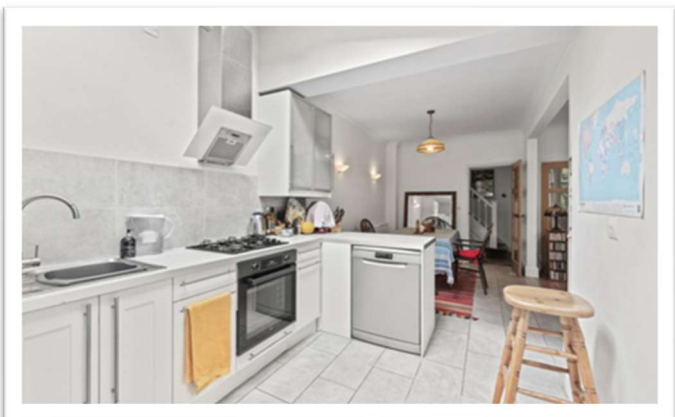
### ENTRANCE HALL

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

### LOUNGE

4.40m x 3.39m (14'5" x 11'1")

(max) Having box bay window to front elevation, coved ceiling, radiator and television aerial connection point.



### DINING KITCHEN

6.94m x 2.57m (22'10" x 8'5")

(recess in addition) Having window to rear elevation, french doors with side screens to side elevation, two rooflights, part coved ceiling, inset ceiling spotlights, two radiators and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap & gas hob inset to work surface, integrated electric oven, cupboards & drawers under, cupboards & extractor over, space for upright fridge/freezer to side. Work surface return with space for dishwasher under. Opening to the sitting room and door to the:

### UTILITY/CLOAKROOM

Having window to rear elevation, inset ceiling spotlights, radiator, tiled floor, extractor, space & plumbing for automatic washing machine, WC and hand basin inset to vanity unit with cupboard over.

### SITTING ROOM

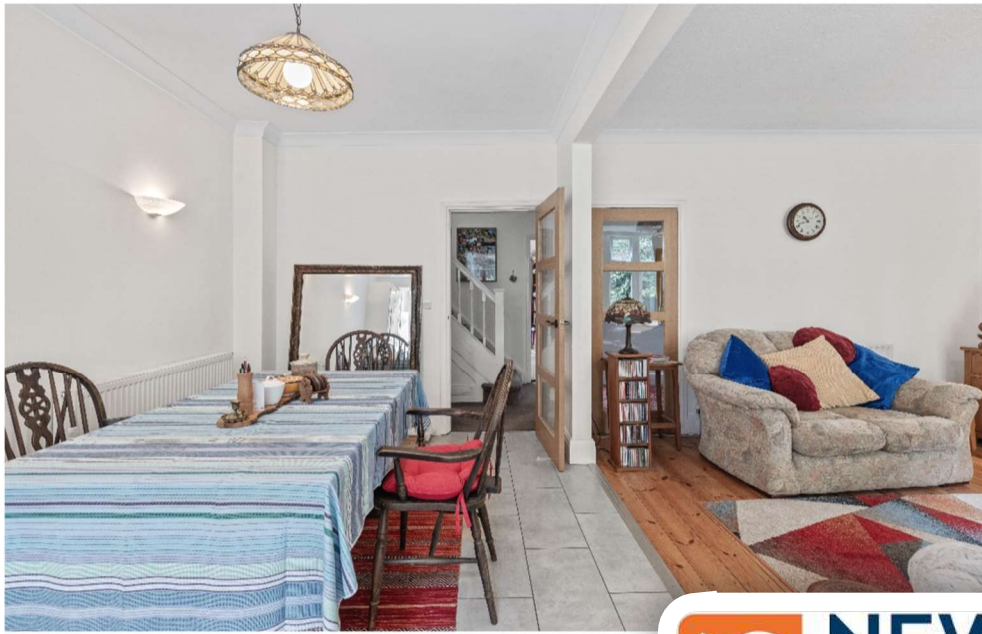
4.87m x 3.48m (16'0" x 11'5")

(max) Having box bay window to rear elevation, coved ceiling, radiator, wood flooring and fireplace tiled hearth and inset bioethanol fire.

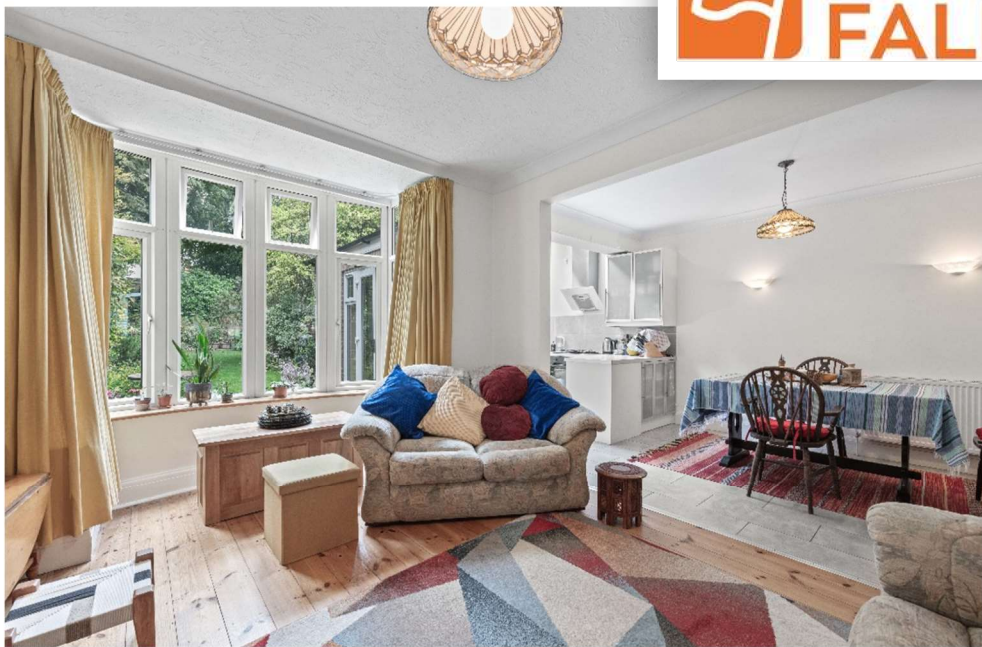


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## FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, radiator, smoke alarm and large walk-in airing cupboard housing hot water cylinder and wall mounted gas fired boiler providing for both domestic hot water & heating.

## BEDROOM ONE

3.94m x 3.35m (12'11" x 11'0")

Having window to rear elevation, coved ceiling, wood flooring and telephone connection point.

## BEDROOM TWO

3.65m x 3.41m (12'0" x 11'2")

Having window to front elevation, coved ceiling, radiator and wood flooring.

## BEDROOM THREE

3.66m x 2.71m (12'0" x 8'11")

Having window to front elevation, coved ceiling, radiator and wood flooring.

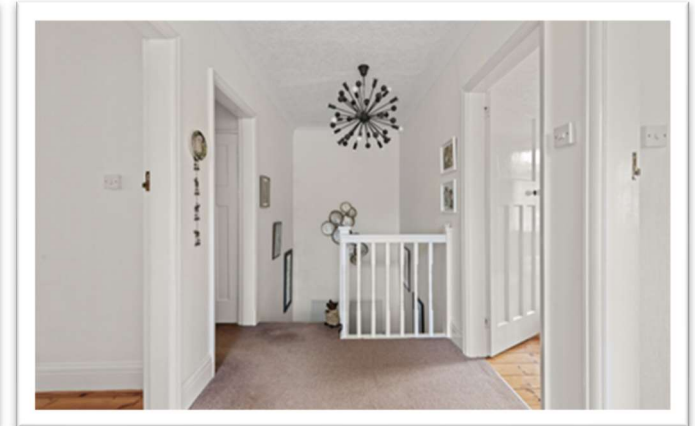
## BATHROOM

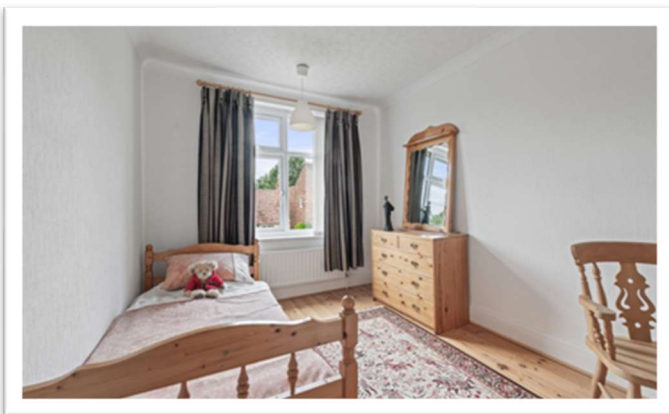
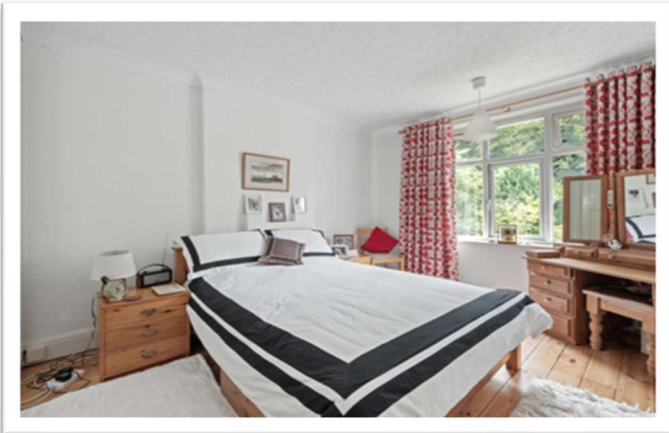
2.54m x 1.83m (8'4" x 6'0")

Having window to rear elevation, heated towel rail, part tiled walls, laminate flooring and extractor. Fitted with a suite comprising: freestanding roll-top bath with mixer tap & hand held shower attachment, shower enclosure with mixer shower fitting and pedestal hand basin.

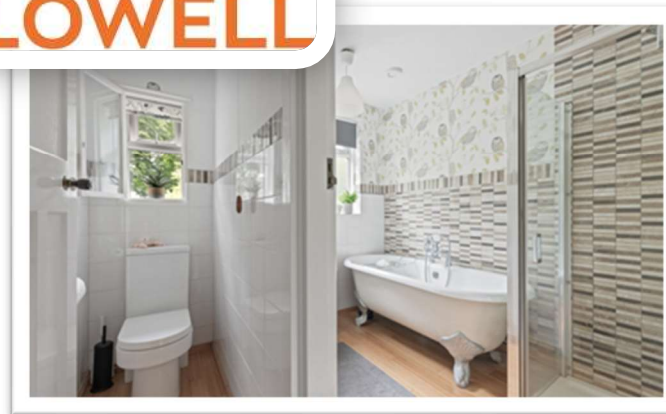
## SEPARATE WC

Having window to rear elevation, part tiled walls, laminate flooring and close coupled WC.





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## EXTERIOR

To the front of the property there is gated access to a gravelled driveway which provides off-road parking leading to the:

## GARAGE

4.57m x 2.57m (15'0" x 8'5")

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

## REAR GARDEN

Being enclosed and having a crazy paved patio area and a shaped lawn with established borders. The garden also has a timber tool shed, potting shed, cold water tap, external power and lighting.

## 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. The property also has two solar panels which provide additional hot water.

## 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.

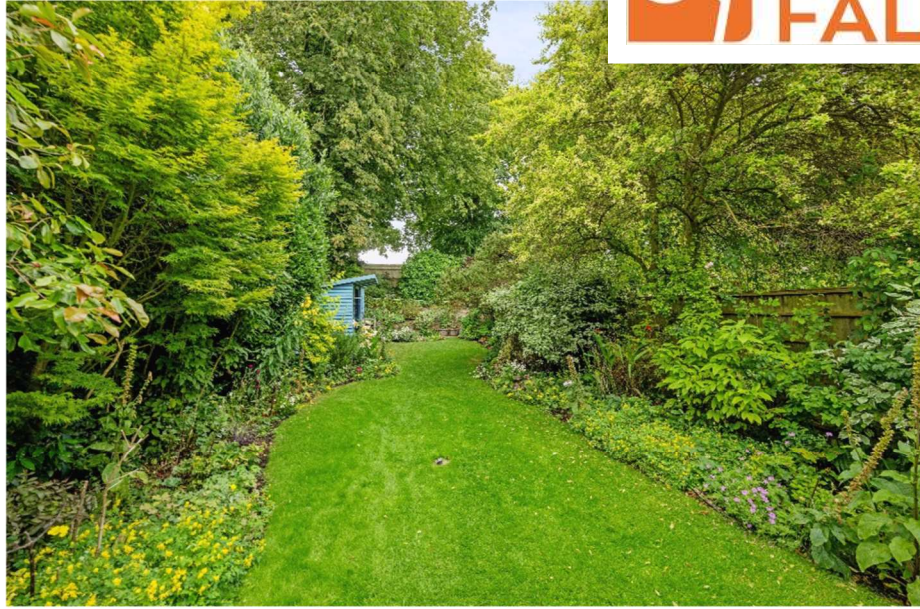
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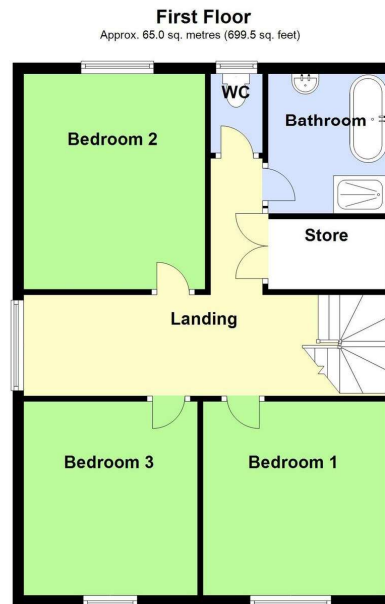




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# Floorplan



Total area: approx. 140.6 sq. metres (1513.8 sq. feet)



*The River Witham to the rear*



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