



33 Glen Drive, Boston, PE21 7QB



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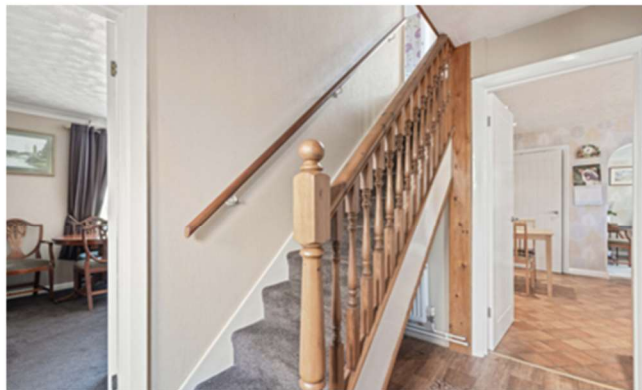
Freehold

£229,950



Key Features

- Detached chalet style residence
- Three bedrooms
- Lounge, sitting room & sun room
- Breakfast kitchen
- Driveway & garage
- Enclosed rear garden
- EPC rating D





A detached chalet style residence in a popular residential location off Sleaford Road. Having well presented accommodation comprising: entrance hall, lounge/diner, bathroom, breakfast kitchen, sitting room and sun room to ground floor. Three bedrooms to first floor. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed entrance door with side screens through to the:

ENTRANCE HALL

Having radiator, luxury vinyl flooring, smoke alarm and staircase rising to first floor.

LOUNGE/DINER

3.48m x 6.39m (11'5" x 21'0")

Having bow window to front elevation, coved ceiling, radiator, television aerial & telephone connection points and fireplace with electric wood burner effect fire.

BATHROOM

Having window to rear elevation, heated towel rail, luxury vinyl flooring, tiled walls, panelled corner bath with electric shower over, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.

BREAKFAST KITCHEN

3.47m x 3.74m (11'5" x 12'4")

Having internal window to rear elevation, radiator, understairs cupboard and walk-in pantry with shelving. Fitted with a range of base & wall units with work surfaces comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under. Tall unit housing integrated electric double oven with cupboards under & over. Work surface return with inset gas hob, cupboards & drawers under, cupboards & extractor over. Further work surface with cupboards under, cupboards & display units over. Archway to the:

SITTING ROOM

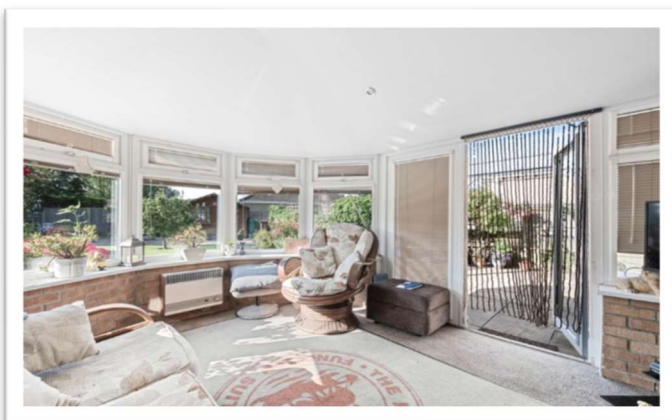
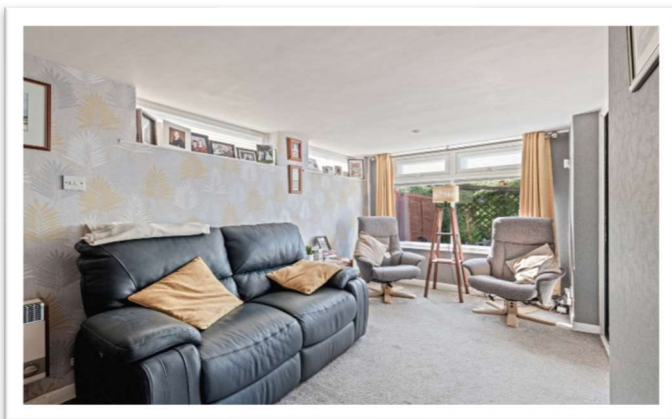
2.29m x 4.28m (7'6" x 14'0")

Having window to rear elevation, high level window to side, gas heater and bi-fold doors to the:

SUN ROOM

3.18m x 3.81m (10'5" x 12'6")

Of sealed unit double glazed uPVC frame construction on brick walls with insulated tiled roof. Having french doors to the garden and gas heater.



 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having smoke alarm.

BEDROOM ONE

3.50m x 3.58m (11'6" x 11'8")

Having window to front elevation, radiator, fitted wardrobes to either side of double bed space with cupboards over, drawers and further range of wardrobes & drawers.

BEDROOM TWO

2.85m x 3.57m (9'5" x 11'8")

Having window to rear elevation, radiator and eaves storage with gas fired combination boiler providing for both domestic hot water & heating.

BEDROOM THREE/STUDY

1.46m x 4.14m (4'10" x 13'7")

Having window to side elevation.

EXTERIOR

To the front of the property there is a lawn with border. A concrete driveway provides and a gravelled area provides off-road parking and leads to the:

GARAGE

2.48m x 4.90m (8'1" x 16'1")

Having electric roller door, light and power.

REAR GARDEN

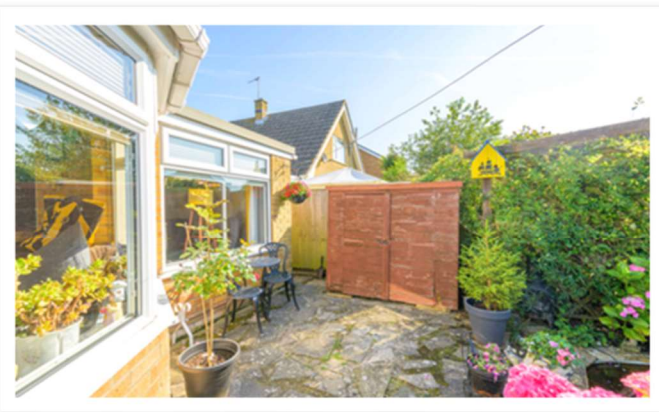
Being fully enclosed with side access. Having a shaped lawn with borders, paved patio, gravelled footpath, summerhouse, shed and two smaller wooden stores, potting shed, outside tap, pond with pergola over and outside power points.

SERVICES

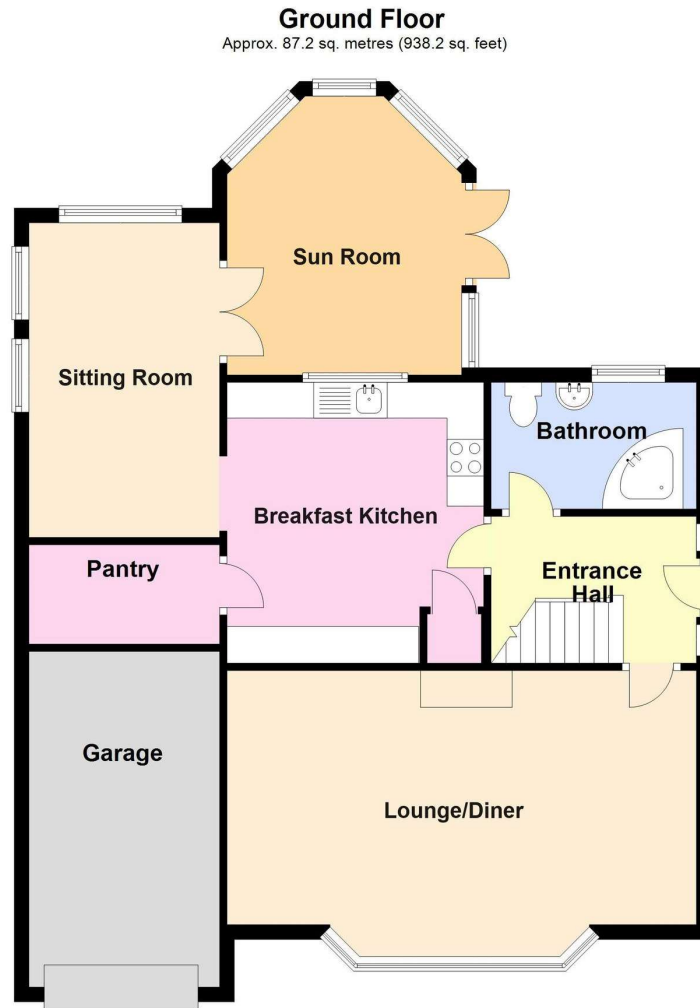
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 128.7 sq. metres (1385.6 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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