



14 Skirbeck Gardens, Boston, PE21 0DH



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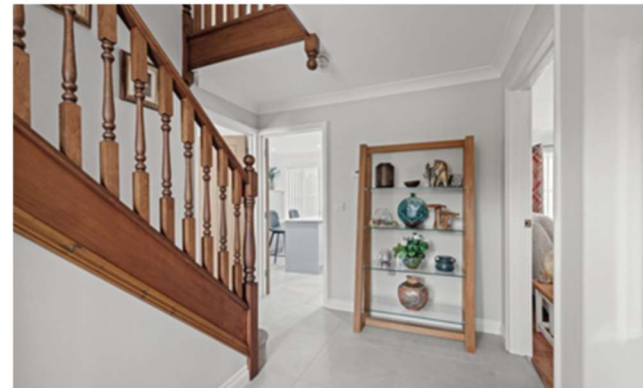
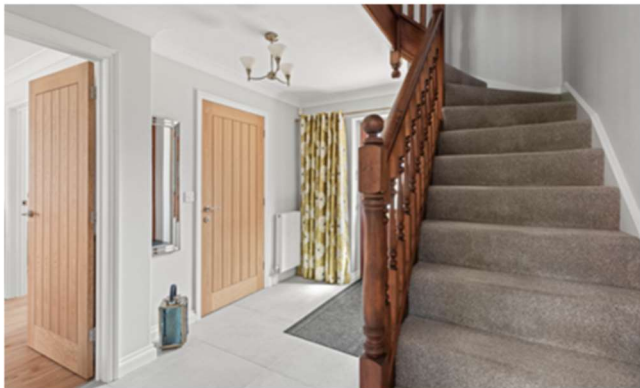
Freehold

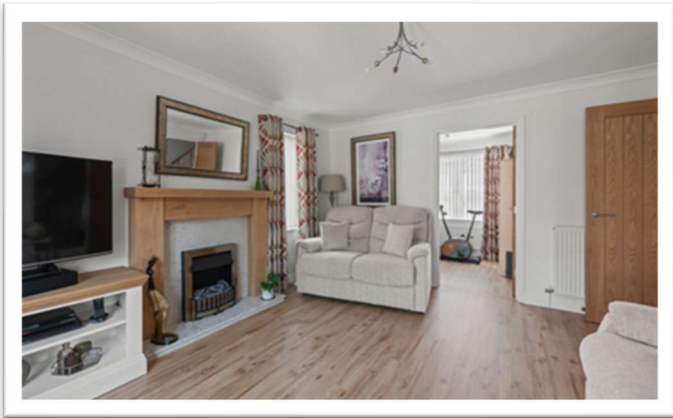
£350,000



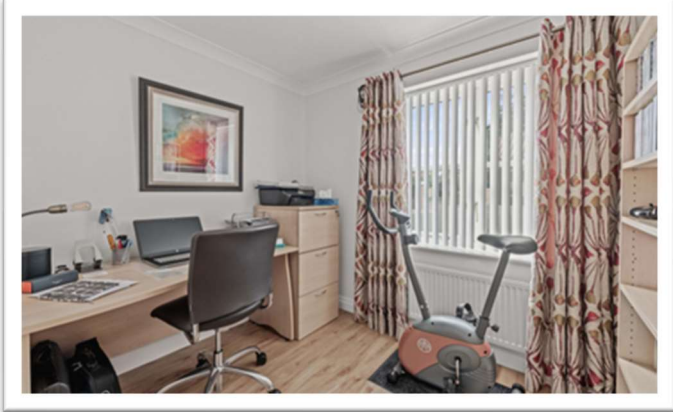
## Key Features

- Detached house
- Four bedrooms
- Sitting room, dining room & study
- Breakfast kitchen & utility
- Cloakroom, en-suite & shower room
- Driveway & detached double garage
- Good sized enclosed rear garden
- EPC rating C





A detached house on a good sized plot in a sought after private gated development. Having over 1,400 square feet of well presented accommodation comprising: entrance hall, cloakroom, sitting room, study, dining room, fitted breakfast kitchen with integrated appliances and utility to ground floor. Master bedroom with en-suite, three further bedrooms and shower room to first floor. Outside the property has a driveway providing off-road parking, a detached double garage and an enclosed rear garden with summerhouse. The property benefits from gas central heating and double glazing.



#### ACCOMMODATION

Open porch with part glazed front entrance door through to the:

#### ENTRANCE HALL

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

#### CLOAKROOM

Having coved ceiling, heated towel rail, tiled floor, half tiled walls, extractor, WC with concealed cistern and wall hung vanity basin.

#### SITTING ROOM

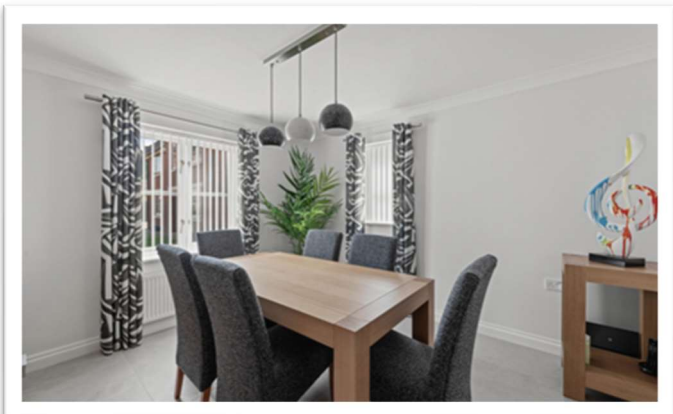
3.91m x 4.13m (12'10" x 13'6")

Having window to side elevation, french doors with side windows to rear elevation & garden, coved ceiling, two radiators, Karndean flooring, television aerial connection point and fireplace with marble back & hearth, Optimyst electric fire and wooden surround.

#### STUDY

2.17m x 2.70m (7'1" x 8'11")

Having window to front elevation, coved ceiling, radiator, Karndean flooring and telephone connection point.





 **NEWTON FALLOWELL**



# NEWTON FALLOWELL



## DINING ROOM

3.36m x 3.61m (11'0" x 11'10")

Having windows to front & side elevations, coved ceiling, radiator and tiled floor.

## BREAKFAST KITCHEN

2.70m x 4.35m (8'11" x 14'4")

Having two windows to rear elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands incorporating: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, inset induction hob with extractor over, integrated electric oven & combination microwave, integrated dishwasher and integrated fridge & freezer.

## UTILITY

1.56m x 2.70m (5'1" x 8'11")

Having window to side elevation, part glazed door to rear elevation, coved ceiling, heated towel rail, tiled floor, extractor, work surface with inset 1 1/4 bowl composite sink with drainer & mixer tap, cupboards & drawers under, larder style cupboard to side, space & plumbing for automatic washing machine, cupboard housing gas fired boiler providing for both domestic hot water & heating.





### FIRST FLOOR LANDING

Having coved ceiling, radiator, smoke alarm and access to roof space.

### MASTER BEDROOM

3.37m x 3.91m (11'1" x 12'10")

Having windows to front & side elevations, coved ceiling, radiator, television aerial connection point and fitted wardrobes with drawers & bedside cabinets.

### EN-SUITE

Having coved ceiling with inset ceiling spotlights, heated towel rail, tiled floor, tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under, WC with concealed cistern and cupboard over.

### BEDROOM TWO

2.64m x 3.91m (8'8" x 12'10")

Having window to front elevation, coved ceiling and radiator.

### BEDROOM THREE

2.82m x 3.64m (9'4" x 11'11")

Having windows to side & rear elevations, coved ceiling and radiator.

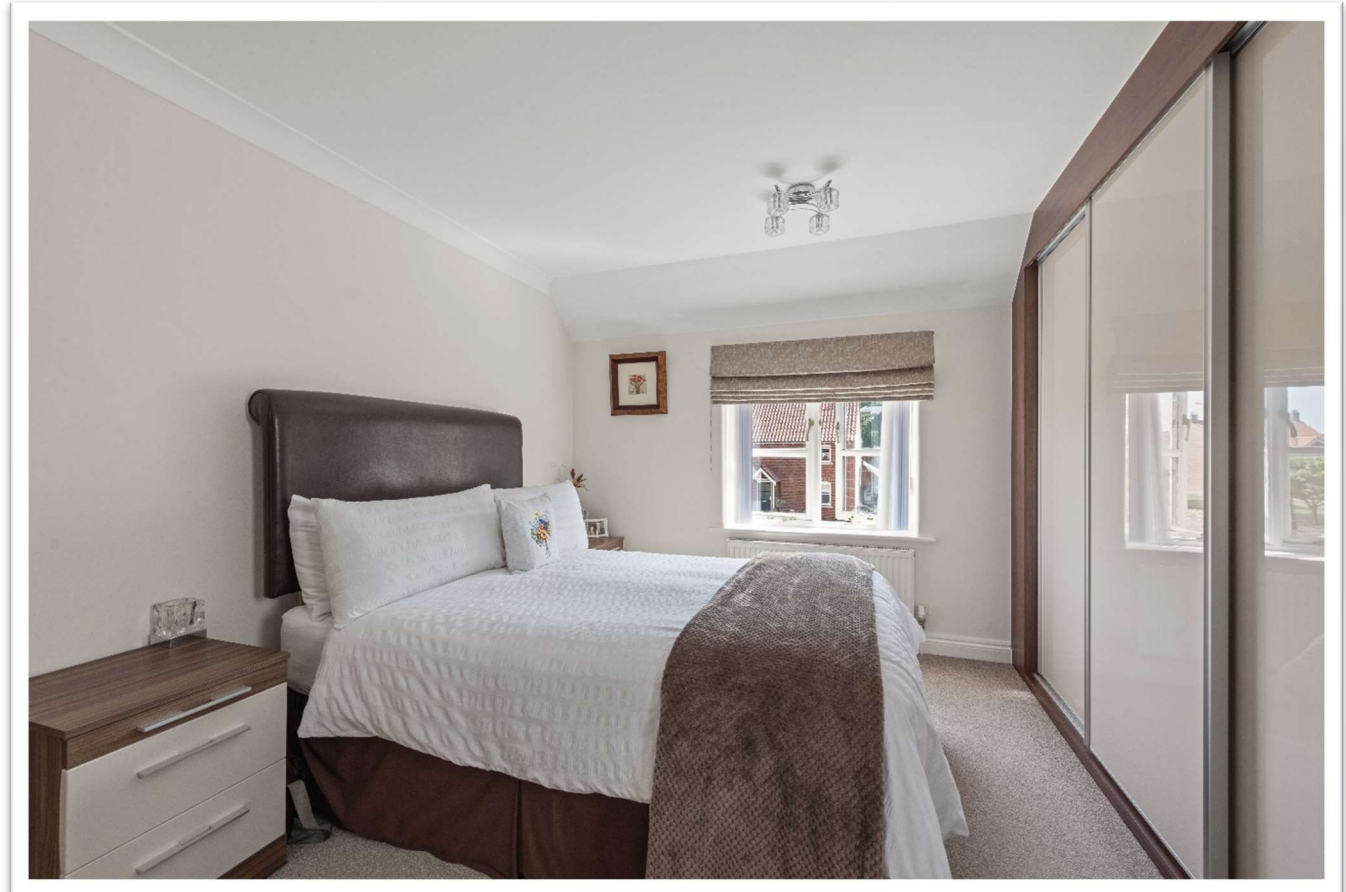
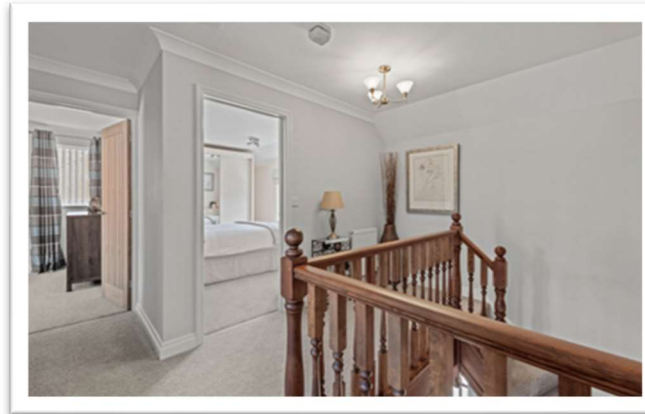
### BEDROOM FOUR

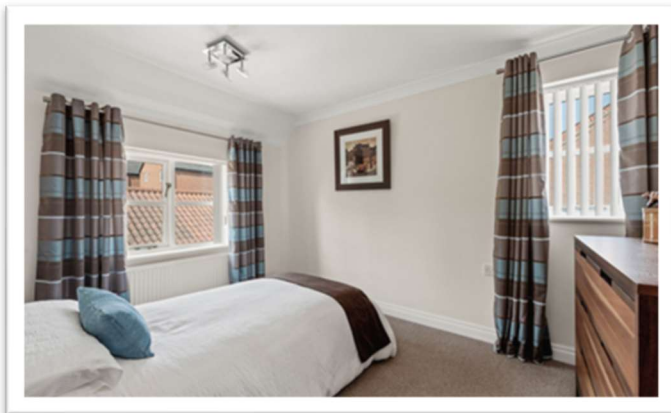
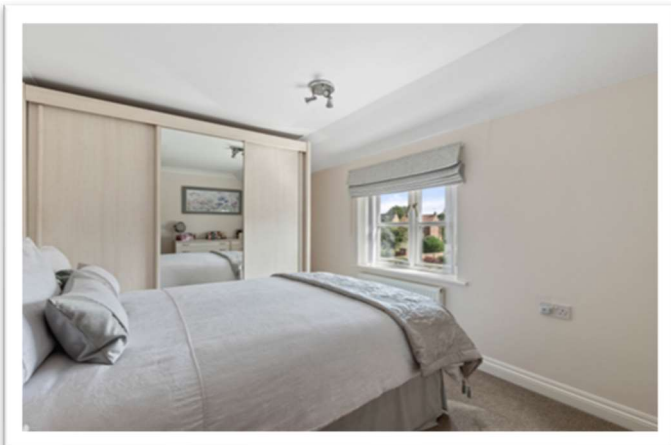
2.65m x 2.69m (8'8" x 8'10")

Having window to rear elevation, coved ceiling and radiator.

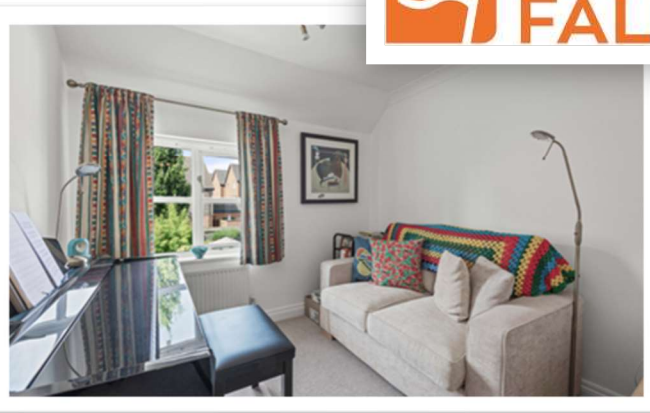
### SHOWER ROOM

Having window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, extractor, tiled walls, tiled floor and airing cupboard housing hot water cylinder with shelving. Fitted with a suite comprising: walk-in double shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





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## EXTERIOR

A private gated road leads to a gravelled driveway which provides off-road parking and leads to the:

## DOUBLE GARAGE

5.09m x 5.33m (16'8" x 17'6")

Having two up-and-over doors, side entrance door, light and power.

## REAR GARDEN

Being enclosed and having a large paved patio, lawn with mature borders, various trees, summerhouse, garden shed to rear of garage, outside power point and outside water tap.

## 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 boiler serving radiators and the property is double glazed. The current council tax is band D. We are advised there is a £60 per month management fee payable for the development.

## 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.

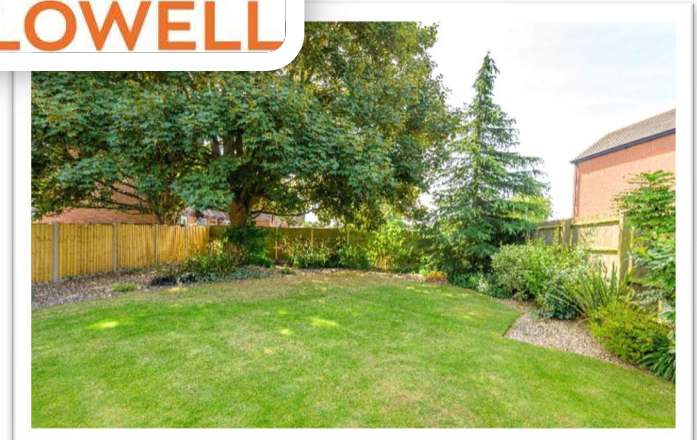
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# Floorplan

## Ground Floor

Approx. 65.5 sq. metres (705.1 sq. feet)



## First Floor

Approx. 65.4 sq. metres (704.0 sq. feet)



Total area: approx. 130.9 sq. metres (1409.1 sq. feet)



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