



20 Seedlands Close, Boston, PE21 9QE



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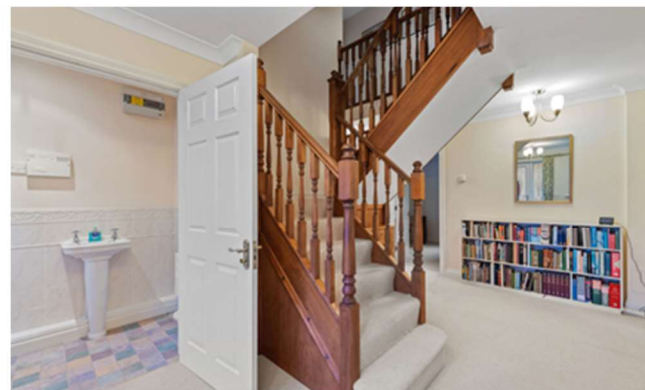
Freehold

£425,000



## Key Features

- Detached house
- Four bedrooms
- Lounge, dining room & study
- Breakfast kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & double garage
- Enclosed rear garden
- NO CHAIN - EPC rating C





A detached house on an exclusive development in a sought after location only a short walk away from the Pilgrim Hospital and Boston High School. Having accommodation comprising: entrance hall, cloakroom, lounge, dining room, study, breakfast kitchen and utility to ground floor. Master bedroom with ensuite, three further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a double garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



#### ACCOMMODATION

Part glazed uPVC front entrance door with side screens through to the:

#### ENTRANCE HALL

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

#### CLOAKROOM

Having window to front elevation, radiator, half tiled walls, alarm control panel, close coupled WC and pedestal hand basin.

#### LOUNGE

3.75m x 6.83m (12'4" x 22'5")

(max into bay) Having bay window to front elevation, part glazed door with side screens to rear elevation, coved ceiling, two radiators, television aerial connection point and gas fire with stone surround.

#### DINING ROOM

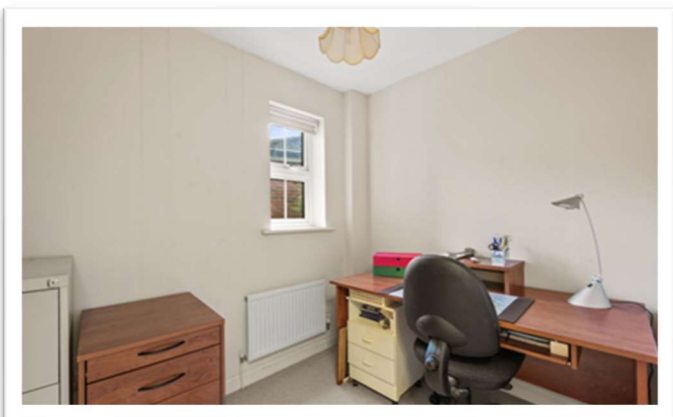
2.83m x 3.99m (9'4" x 13'1")

Having window to rear elevation, coved ceiling and radiator.

#### STUDY

1.98m x 2.61m (6'6" x 8'7")

Having window to front elevation, coved ceiling and radiator.



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### BREAKFAST KITCHEN

3.6m x 3.92m (11'10" x 12'11")

Having window to rear elevation, part glazed door to side elevation, inset ceiling spotlights, vertical radiator and tile effect flooring. Re-fitted with a range of base & wall units with Corian work surfaces & splashbacks comprising: 1 1/4 bowl sink with mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, glazed display units over. Work surface return with inset gas hob, cupboards & drawers under, cupboards & concealed cooker hood over and breakfast table to one side. Further work surface return with cupboard & tray recess under, cupboard, drawer & integrated microwave over, tall unit to side housing integrated electric oven with drawers under & cupboard over. Further tall unit to side housing integrated larder style fridge with drawer under & cupboard over.

### UTILITY

1.51m x 1.89m (5'0" x 6'2")

Having window to front elevation, radiator, extractor, tile effect flooring, Corian work surface with space & plumbing for automatic washing machine & tumble dryer under, gas fired boiler providing for both domestic hot water & heating over, tall larder style unit to side.



### FIRST FLOOR LANDING

Having radiator, smoke alarm, access to roof space and airing cupboard housing hot water cylinder with shelving.

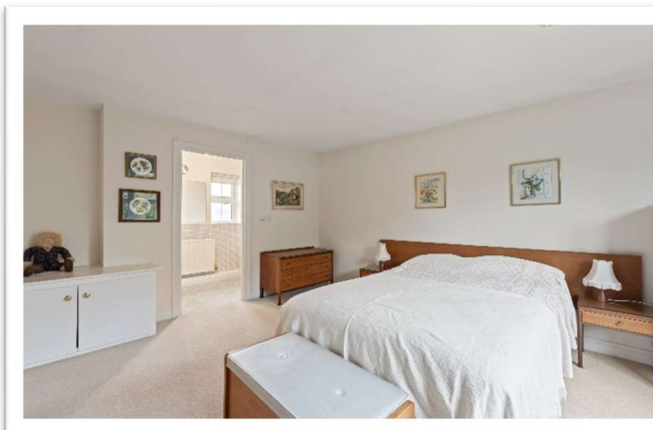
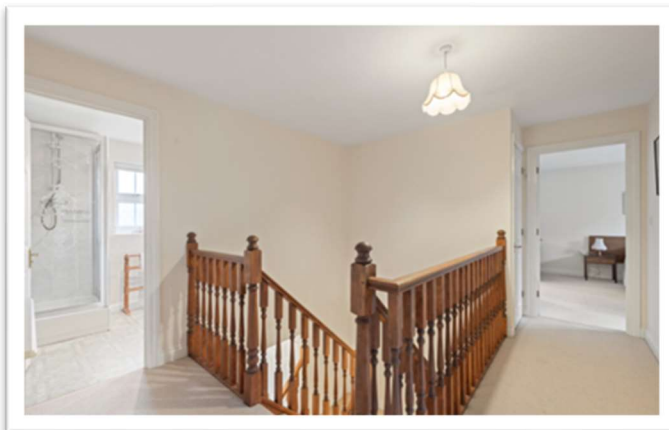
### MASTER BEDROOM

4.16m x 4.55m (13'7" x 14'11")

Having window to rear elevation, radiator, telephone connection point and fitted double cupboard.

### EN-SUITE

Having two windows to front elevation, radiator, extractor, part tiled walls and tile effect vinyl flooring. Fitted with a suite comprising: fully tiled double shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



### BEDROOM TWO

3.17m x 3.76m (10'5" x 12'4")

Having window to rear elevation and radiator.

### BEDROOM THREE

2.87m x 3.54m (9'5" x 11'7")

Having window to rear elevation and radiator.

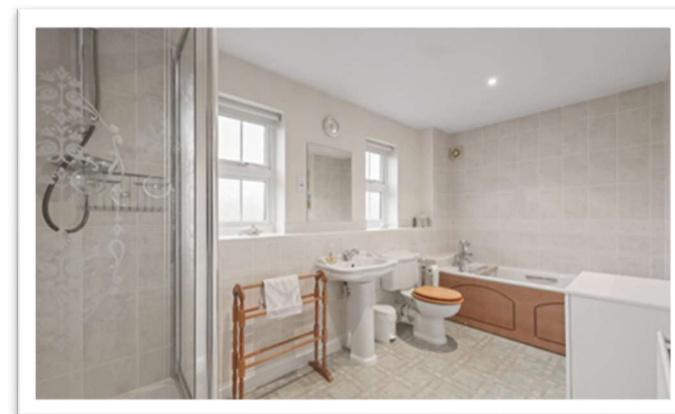
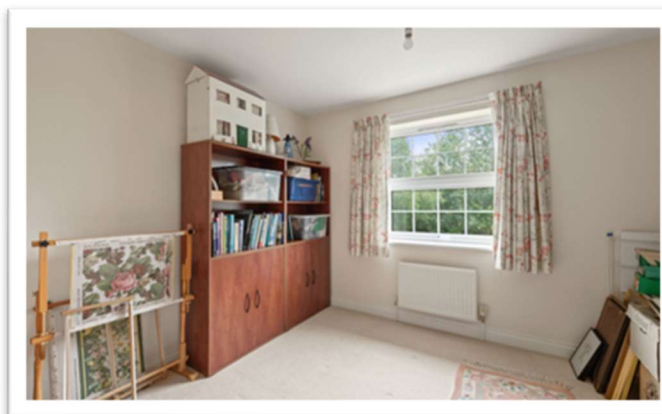
### BEDROOM FOUR

2.82m x 3.77m (9'4" x 12'5")

(max) Having window to front elevation and radiator.

### BATHROOM

Having two windows to front elevation, inset ceiling spotlights, radiator, extractor, part tiled walls and tile effect vinyl flooring. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.



## EXTERIOR

To the front of the property there is a lawned garden with hedging. A block paved footpath leads to the front entrance door and a block paved driveway provides off-road parking and leads to the:

## DOUBLE GARAGE

5.75m x 5.8m (18'11" x 19'0")

Having two up-and-over doors, light and power.

## REAR GARDEN

Being enclosed with side access and laid to lawn with a paved patio, two circular patios, mature trees and outside tap.

## 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.

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# Floorplan



Total area: approx. 150.1 sq. metres (1615.2 sq. feet)



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