



1 Sinclair Close, Boston, PE21 9LH



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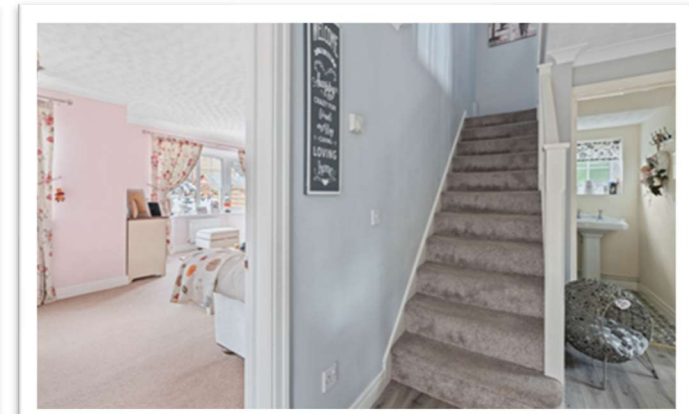
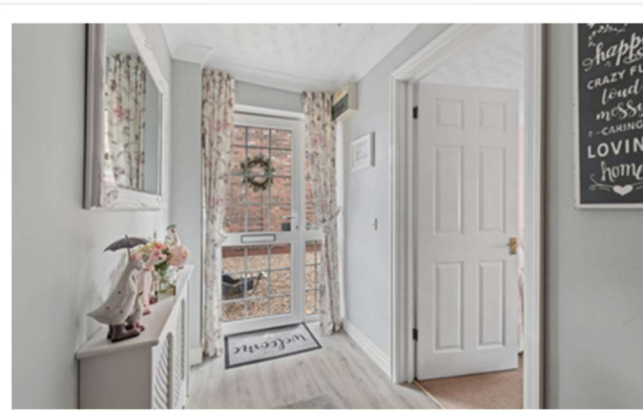
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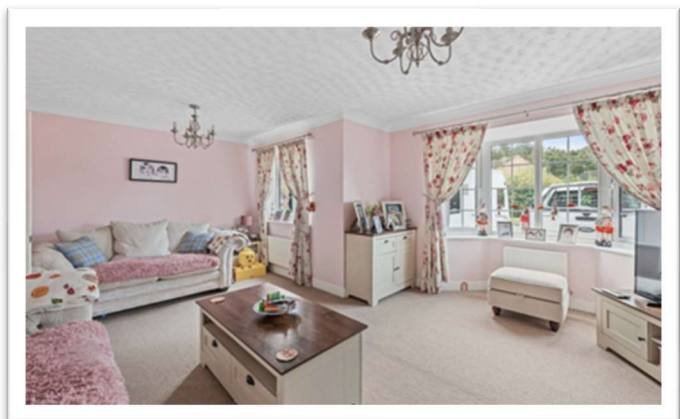
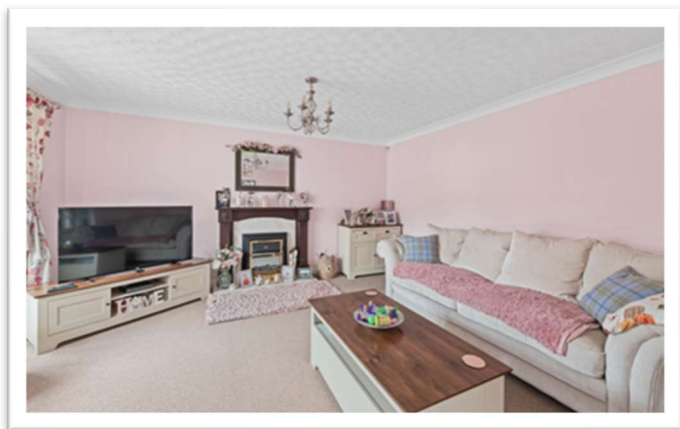
Offers over £240,000



## Key Features

- Detached house
- Four bedrooms
- Lounge & dining room
- Cloakroom, en-suite & bathroom
- Ample off-road parking & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D





A detached house on the outskirts of town and close to the Witham Way Country Park. Having well presented accommodation comprising: entrance hall, cloakroom, lounge, dining room and kitchen to ground floor. Master bedroom with en-suite, three further bedrooms and bathroom to first floor. Outside the property has ample off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Glazed side entrance door with side screen & canopy over through to the:

#### ENTRANCE HALL

Having coved & textured ceiling, radiator, wood effect flooring, smoke alarm and staircase rising to first floor.

#### CLOAKROOM

Having window to side elevation, radiator with towel rail, close coupled WC and pedestal hand basin.

#### LOUNGE

4.89m x 5.76m (16'0" x 18'11")

(max) Having bay window & further window to front elevation, coved & textured ceiling, two radiators and fireplace with marble back & hearth, inset electric fire and wooden surround.

#### DINING ROOM

2.82m x 3.07m (9'4" x 10'1")

Having window to side elevation, coved & textured ceiling, radiator, tiled floor and fitted dresser style unit with cupboards, space & plumbing for automatic washing machine under, glazed display units & wine rack over, tall unit to side.

#### KITCHEN

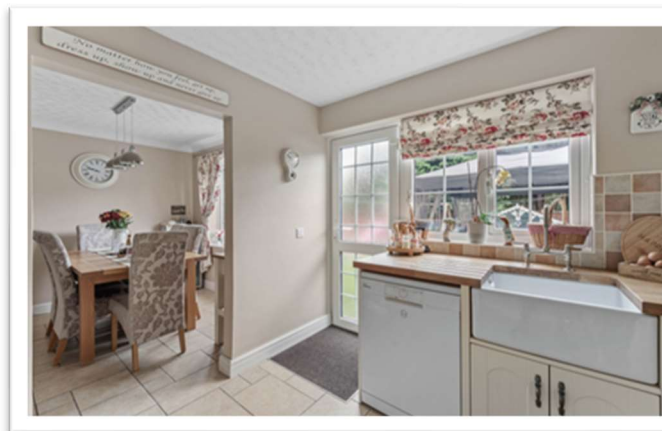
2.81m x 3.45m (9'2" x 11'4")

Having window & part glazed door to rear elevation, radiator and tiled floor. Fitted with a range of base & wall units with oak work surfaces & tiled splashbacks comprising: belfast style sink with mixer tap inset to work surface, cupboard, space for dishwasher under. Work surface return with space for gas range style cooker, cupboards under, cupboards, extractor & cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface return with drawers under, cupboards over, tall unit to side housing integrated fridge & freezer.





 **NEWTON  
FALLOWELL**



### FIRST FLOOR LANDING

Having window to side elevation, radiator, access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

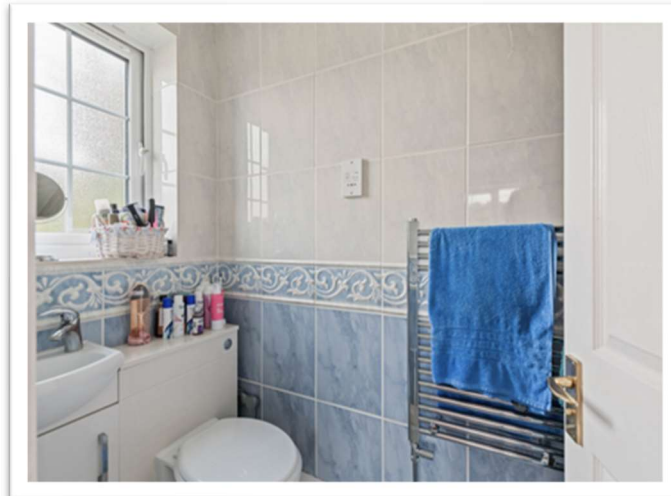
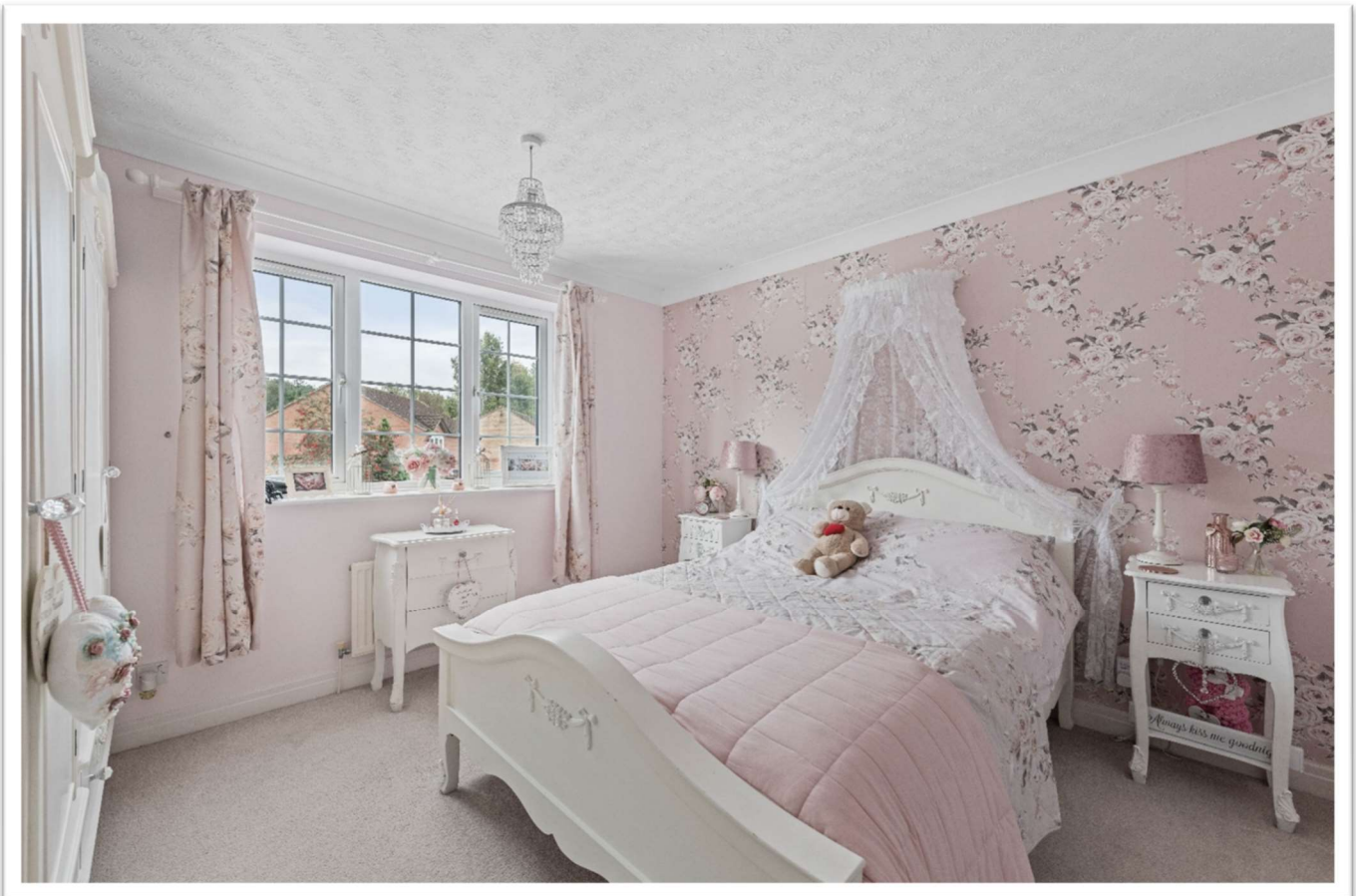
### MASTER BEDROOM

3.44m x 3.61m (11'4" x 11'10")

Having window to side elevation, coved ceiling and radiator.

### EN-SUITE

Having window to side elevation, chrome heated towel rail, tiled walls, extractor and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, hand basin with cupboard under and WC with concealed cistern.





### BEDROOM TWO

3.15m x 3.41m (10'4" x 11'2")

Having window to rear elevation, coved ceiling and radiator.

### BEDROOM THREE

2.29m x 3.14m (7'6" x 10'4")

Having window to rear elevation, coved ceiling and radiator.

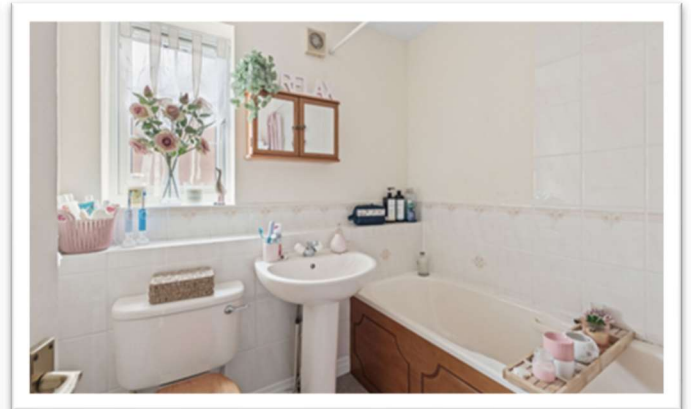
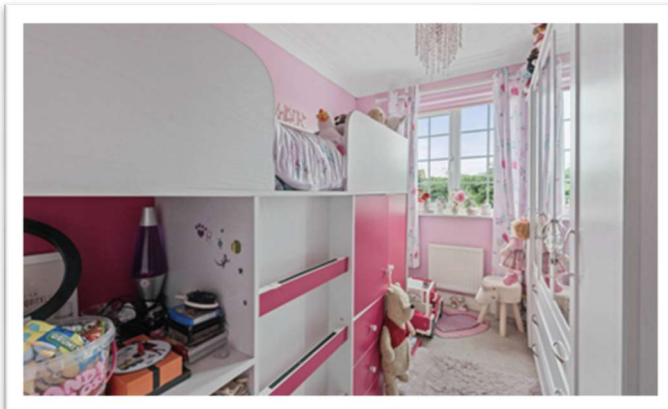
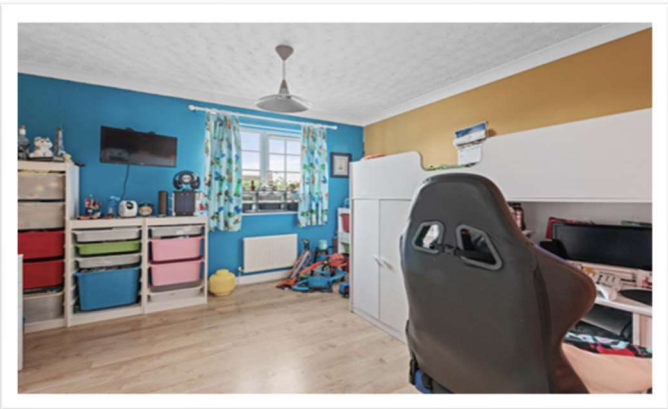
### BEDROOM FOUR

2.3m x 2.35m (7'6" x 7'8")

Having window to front elevation, coved ceiling and radiator.

### BATHROOM

Having window to side elevation, radiator, part tiled walls and extractor. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.





## EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking extending to the side of the property to the:

## GARAGE

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

Gated access to the:

## REAR GARDEN

Being enclosed and laid to lawn with a paved patio, outside power point and outside water 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 C.

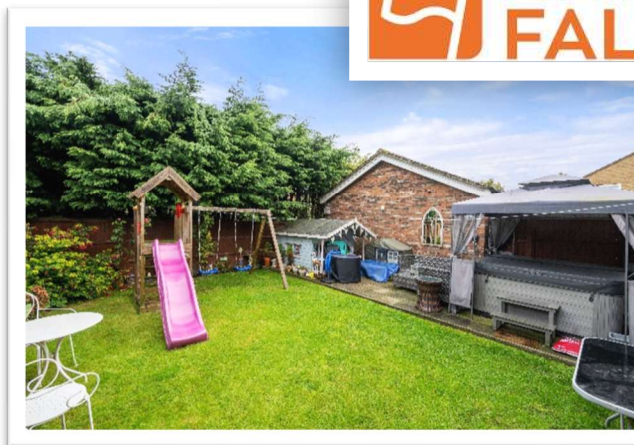
## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

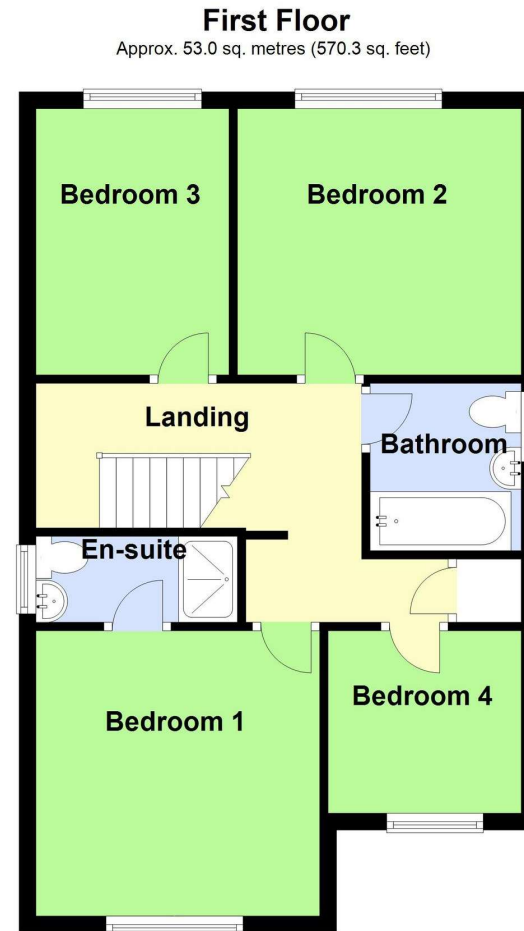
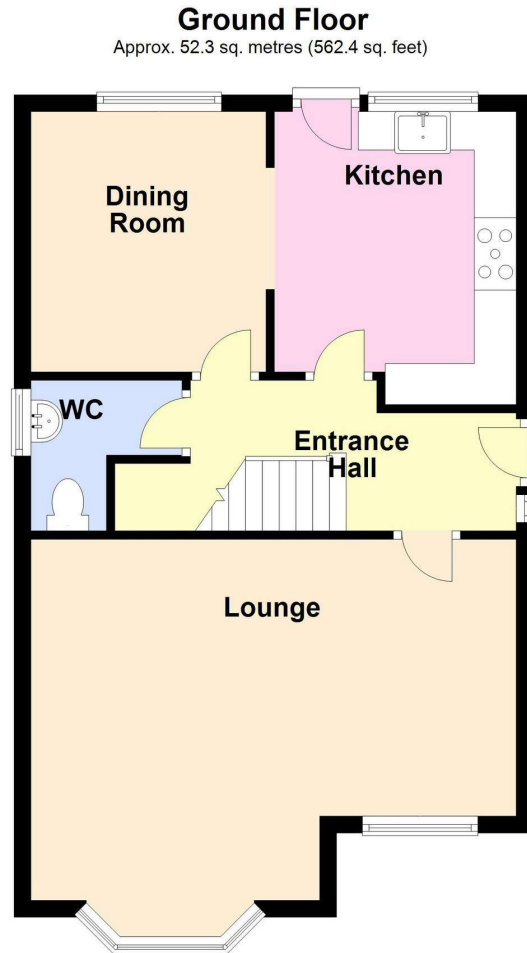
## AGENT'S NOTES

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. 105.2 sq. metres (1132.7 sq. feet)



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