



39 Glen Drive, Boston, PE21 7QB



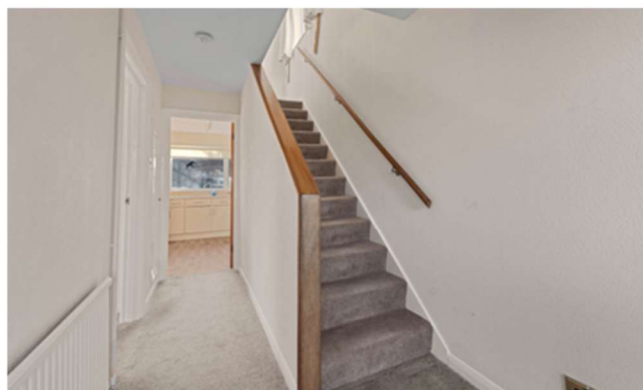
Freehold

£220,000



Key Features

- Detached house
- Three bedrooms
- Lounge/diner & kitchen
- Conservatory & cloakroom
- Driveway & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating D





A detached house on a good size corner plot in a popular residential location off Sleaford Road. Having accommodation comprising: porch, entrance hall, lounge/diner, conservatory, kitchen, rear entrance/utility room and cloakroom to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed double doors through to the:

ENTRANCE PORCH

Having window to side elevation and part glazed door with side screens to the:

ENTRANCE HALL

Having radiator, smoke alarm, telephone connection point, built-in cupboard and staircase rising to first floor.

LOUNGE/DINER

7.28m x 3.74m (23'11" x 12'4")

(max) Having window to front elevation, box bay window to side elevation, coved ceiling, two radiators, television & telephone connection points and fireplace with marble back & hearth, inset gas fire and wooden surround. Sliding doors to the:

CONSERVATORY

3.15m x 2.18m (10'4" x 7'2")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having sliding doors to garden, radiator and tiled floor.

KITCHEN

3.02m x 2.61m (9'11" x 8'7")

Having window to rear elevation, radiator, wood effect flooring, understairs storage cupboard and walk-in pantry. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under. Work surface return with space for gas cooker, cupboards & drawers under, cupboards over.

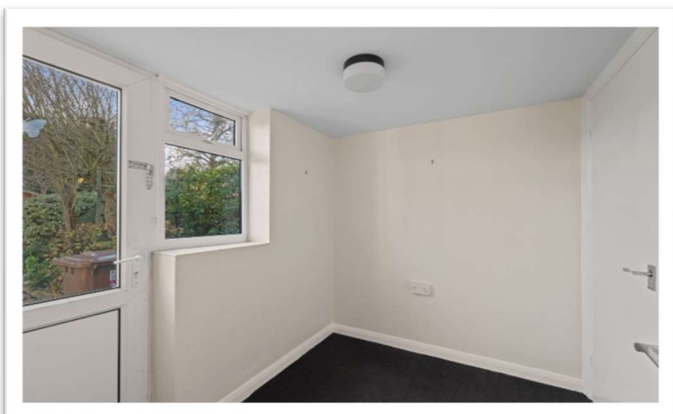
REAR ENTRANCE/UTILITY ROOM

2.28m x 1.81m (7'6" x 5'11")

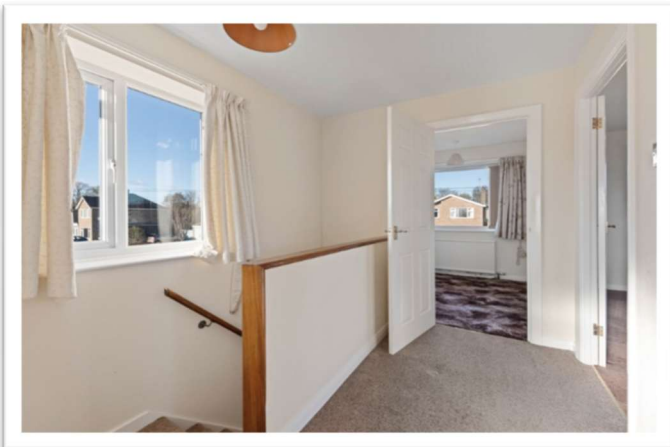
Having window & part glazed door to rear elevation and radiator.

CLOAKROOM

Having window to side elevation, low level WC and wall mounted hand basin.







FIRST FLOOR LANDING

Having window to side elevation, smoke alarm and access to work surface.

BEDROOM ONE

3.67m x 3.34m (12'0" x 11'0")

Having windows to front & side elevations, radiator and telephone connection point.

BEDROOM TWO

3.56m x 3.35m (11'8" x 11'0")

Having window to side elevation, radiator and airing cupboard with shelving and housing gas fired boiler providing for both domestic hot water & heating.



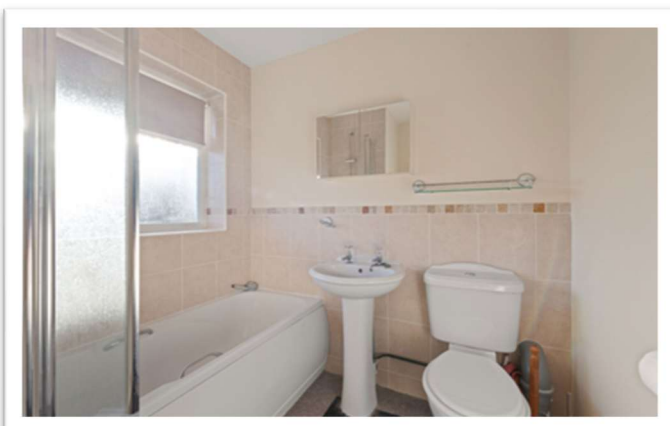
BEDROOM THREE

2.35m x 2.27m (7'8" x 7'5")

Having window to front elevation and radiator.

BATHROOM

Having window to rear elevation, radiator, part tiled walls, panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



 **NEWTONFALLOWELL**

EXTERIOR

To the front of the property there is a lawned garden with borders which extends to the side of the property. A block paved driveway provides off-road parking and leads to the:

GARAGE

5.05m x 2.61m (16'7" x 8'7")

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

REAR GARDEN

Being enclosed with side access. Majority laid to lawn with mature well stocked borders. Having a paved patio & footpath, raised pond, garden shed, greenhouse and outside tap.

THE PLOT

The property occupies a plot of approximately 0.13 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 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





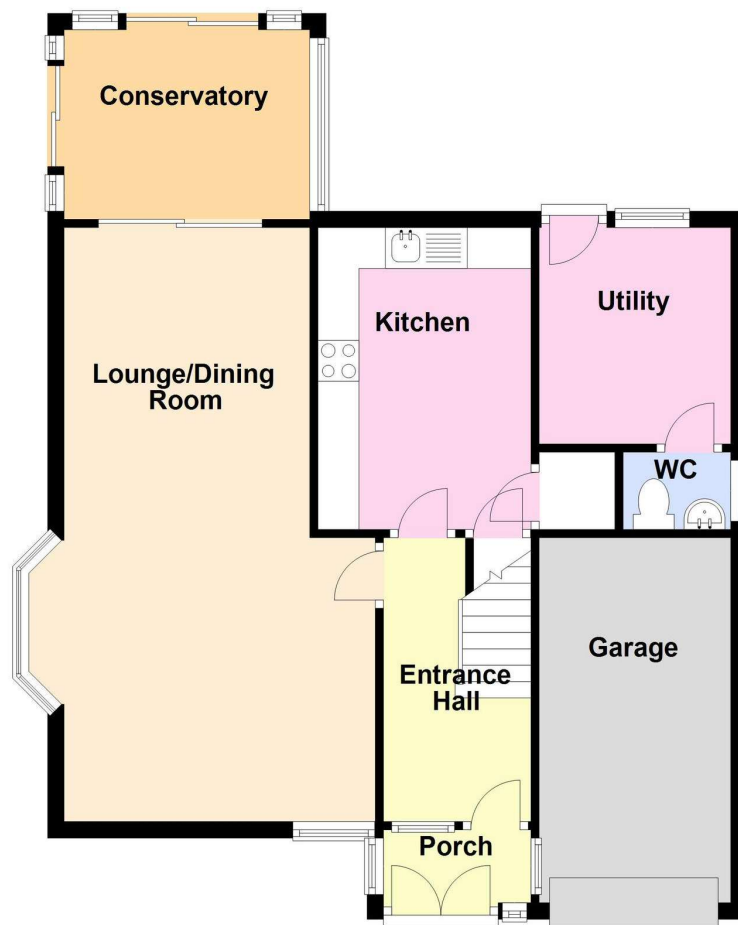
 **NEWTON
FALLOWELL**



Floorplan

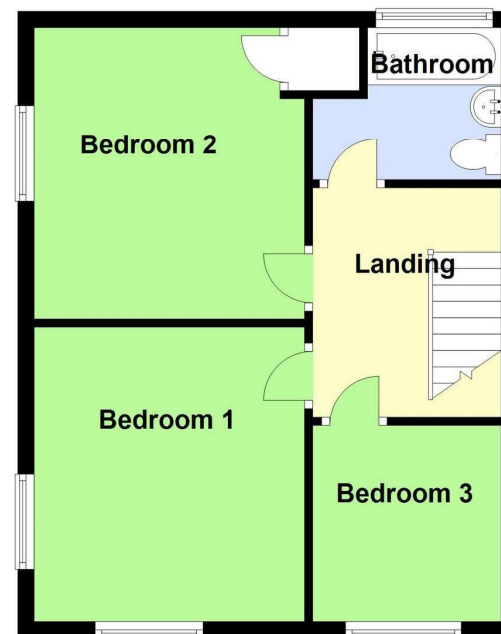
Ground Floor

Approx. 70.9 sq. metres (762.6 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 112.3 sq. metres (1208.7 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk