



16 Crafton Lane, Boston, PE21 7TZ

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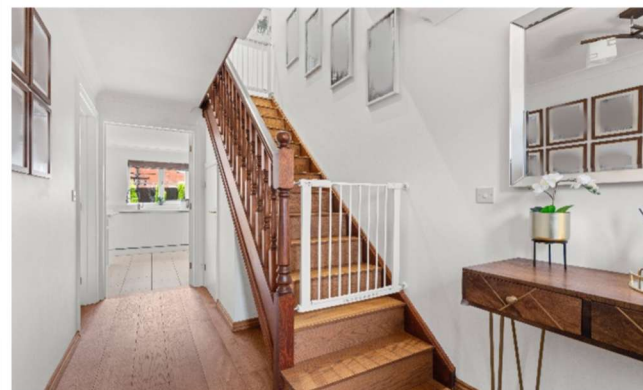
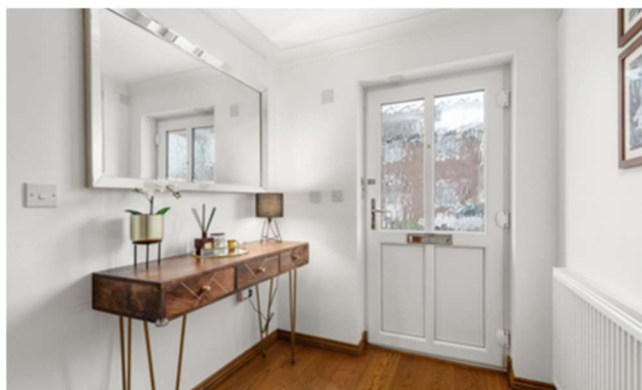
Freehold

£299,950



## Key Features

- Detached house
- Five bedrooms
- Open plan kitchen/diner
- Cloakroom & en-suite
- Bathroom & shower room
- Driveway & garage
- Enclosed rear garden
- EPC rating C





Recently extended detached house on an sought after development close to schools, nurseries & shops. The property is finished to a high standard throughout and has over 1,200 square feet of well presented accommodation. Comprising: entrance hall & lounge with oak flooring, open plan dining kitchen with integrated appliances, quartz worktops & island unit, utility and cloakroom to ground floor. Master bedroom with en-suite, four further bedrooms, bathroom and shower room 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.



#### ENTRANCE HALL

Having coved ceiling, radiator, solid oak flooring, downstairs storage cupboard and natural oak staircase rising to first floor.

#### LOUNGE

4.49m x 3.63m (14'8" x 11'11")

Having bay window to front elevation, coved ceiling, two radiators, solid oak flooring, television aerial connection point and fireplace with marble back & hearth, inset living flame style gas fire and marble surround.

Small pane glazed double doors to the:

#### DINING KITCHEN

6.37m x 3.36m (20'11" x 11'0")

Having window & french doors to rear elevation, coved ceiling, inset ceiling spotlights, radiator and tiled floor.



Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: 1 1/4 bowl undercounter sink with mixer tap & electric hob inset to work surface, integrated electric oven, cupboards, drawers & integrated dishwasher under, cupboards & cooker hood over. Further work surface with cupboards, integrated wine cooler & wine rack under, cupboards over. Further work surface forming breakfast bar with cupboards & drawers under.

#### UTILITY

2.04m x 1.51m (6'8" x 5'0")

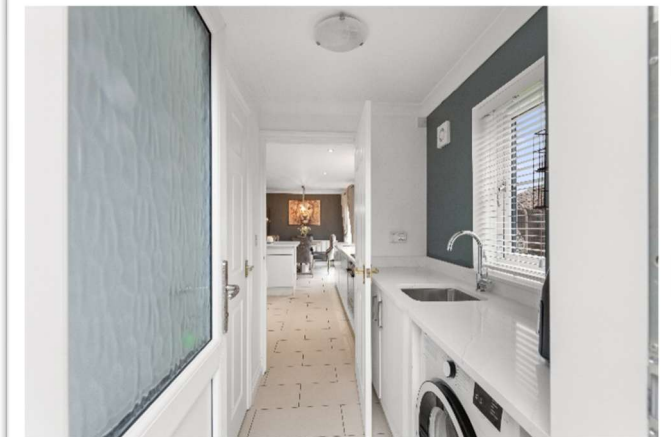
Having window to rear elevation, part glazed uPVC door to side elevation, coved ceiling, radiator, tiled floor, extractor, quartz work surface with inset sink & drainer, cupboard, space & plumbing for automatic washing machine & tumble dryer under.

#### CLOAKROOM

Having window to side elevation, radiator, tiled floor, close coupled WC and hand basin.







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#### FIRST FLOOR LANDING

Having coved ceiling with inset ceiling spotlights, access to roof space and airing cupboard housing hot water cylinder.

#### MASTER BEDROOM

3.64m x 3.22m (11'11" x 10'7")

Having window to front elevation, coved ceiling, radiator and fitted wardrobes with sliding mirror doors.

#### EN-SUITE

Having window to side elevation, coved ceiling, heated towel rail, tiled floor, extractor, shaver point, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.

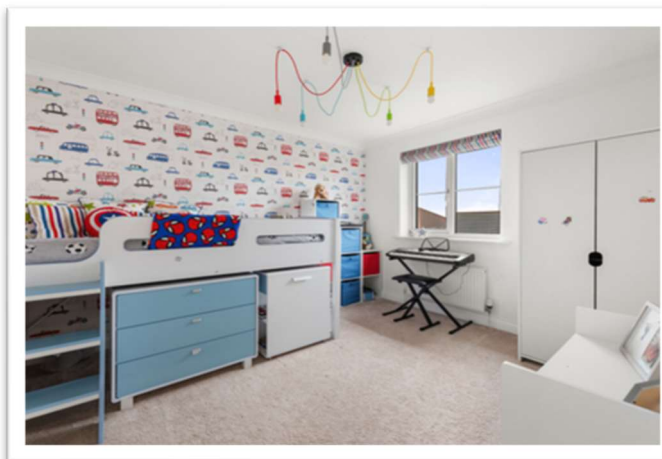




### BEDROOM TWO

3.35m x 3.00m (11'0" x 9'10")

Having window to rear elevation, coved ceiling, and radiator.



### BEDROOM THREE

3.96m x 2.60m (13'0" x 8'6")

Having window to front elevation, coved ceiling, radiator and fitted wardrobe with sliding doors.



### BEDROOM FOUR

2.53m x 2.38m (8'4" x 7'10")

Having window to rear elevation, coved ceiling and radiator.



### BEDROOM FIVE

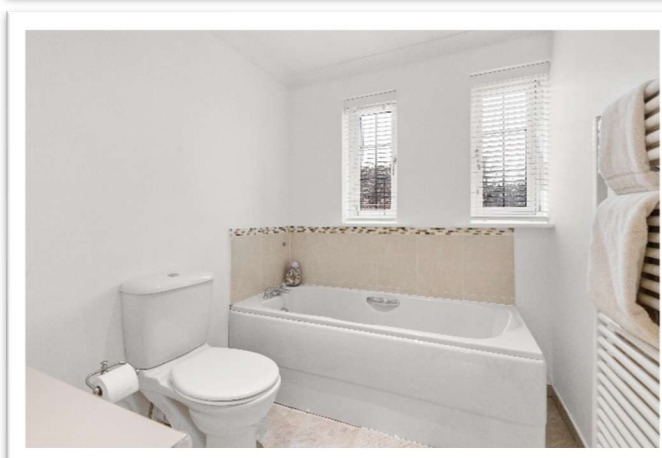
2.59m x 2.38m (8'6" x 7'10")

Having window to rear elevation, coved ceiling and radiator.



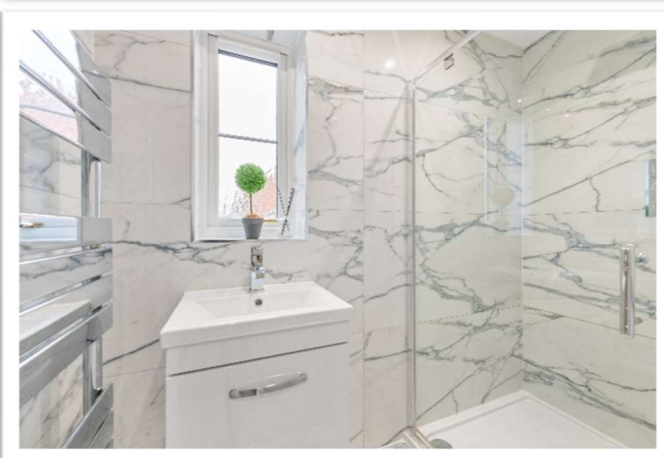
### FAMILY BATHROOM

Having two windows to front elevation, coved ceiling, heated towel rail, tiled splashbacks, tiled floor, extractor and shaver point. Fitted with a suite comprising: panelled bath, close coupled WC and hand basin inset to vanity unit with cupboard under.



### SHOWER ROOM

Having window to side elevation, heated towel rail, tiled walls, tiled floor, shower enclosure with mixer shower fitting and hand basin with drawer under.





### EXTERIOR

To the front of the property there is a paved footpath leading to the front entrance door and gravelled area which provides off-road parking giving access to the:

### GARAGE

Having up-and-over door, light, power and gas fired boiler providing for both domestic hot water & heating.

### REAR GARDEN

Being enclosed by timber fencing and laid to lawn with gravelled borders and a decked patio area.

### 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.

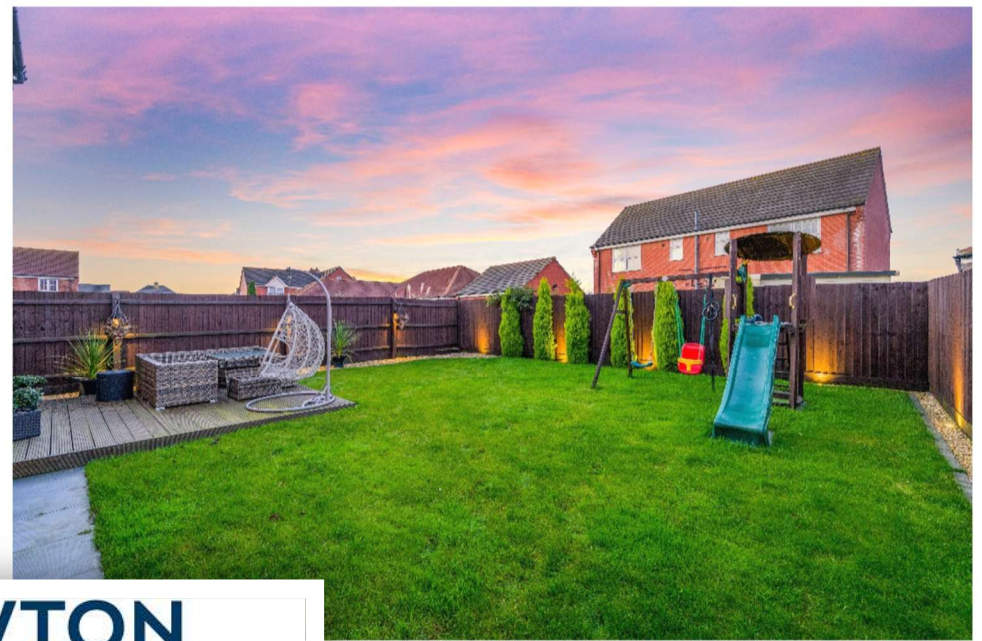
### AGENT'S NOTES

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.

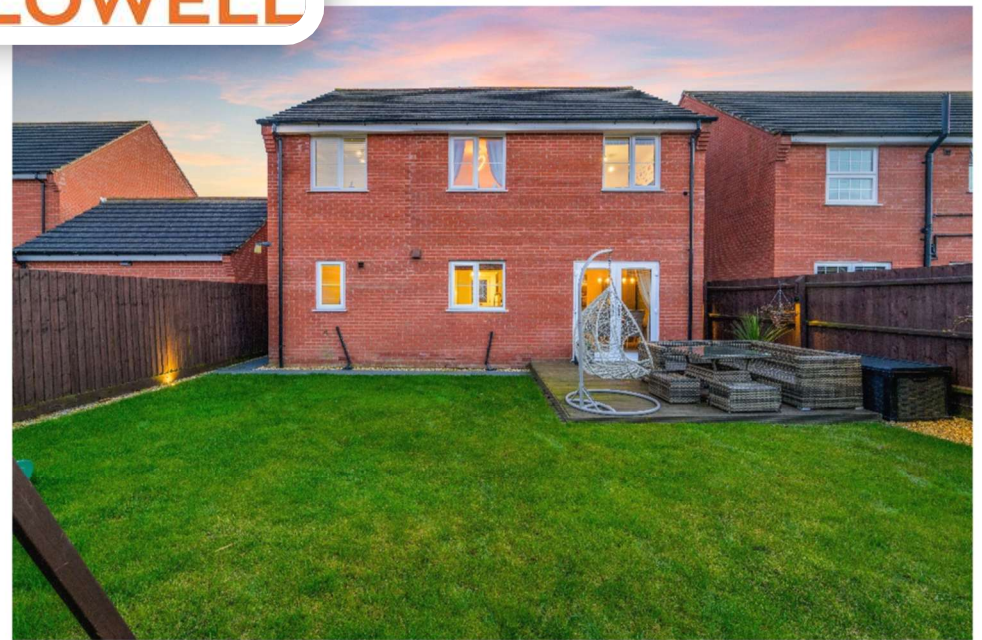
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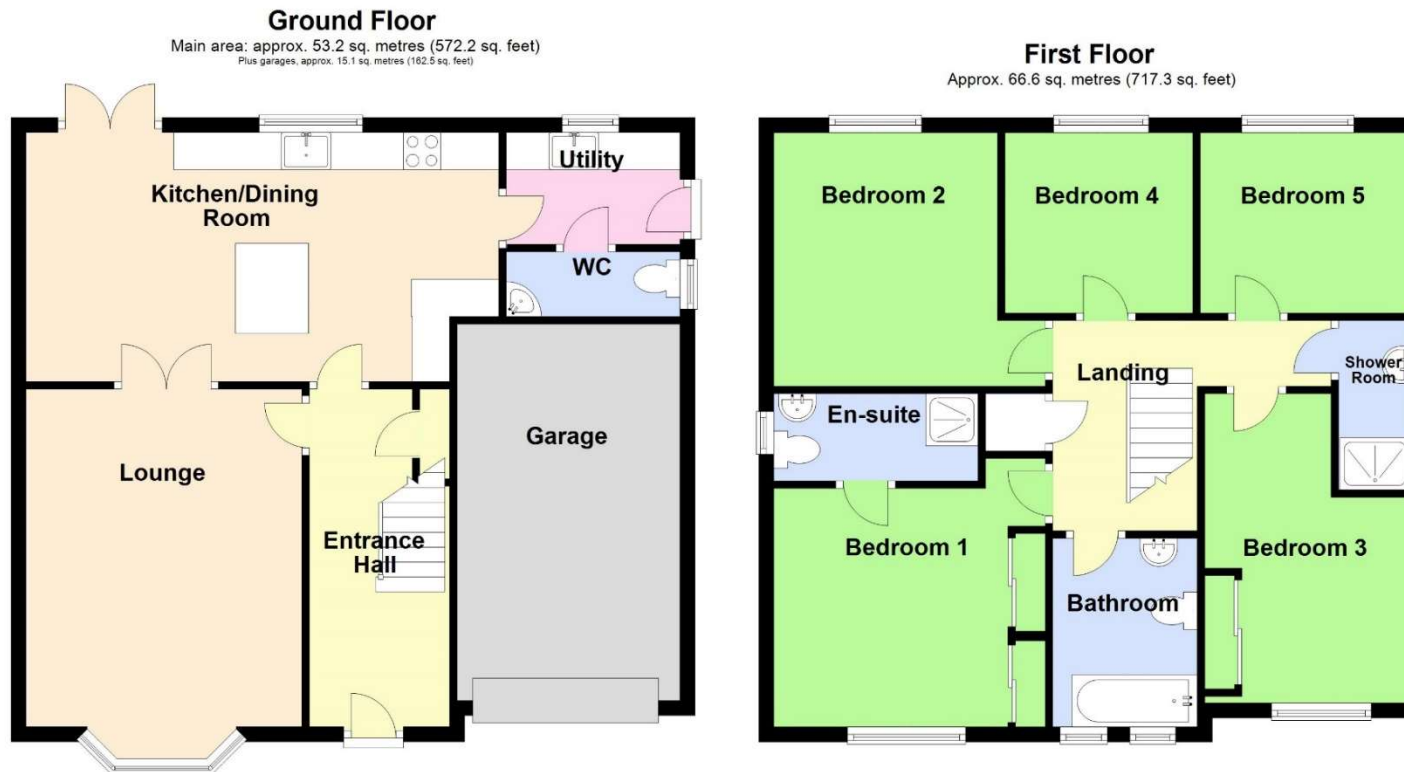


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## Floorplan



Main area: Approx. 119.8 sq. metres (1289.5 sq. feet)  
Plus garages, approx. 15.1 sq. metres (162.5 sq. feet)



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