



134 Woodville Road, Boston, PE21 8BT



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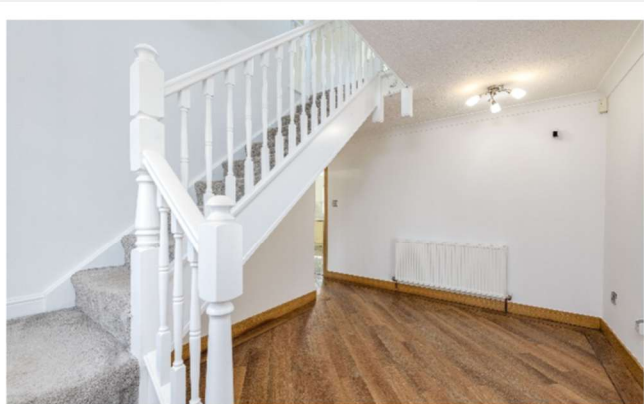
Freehold

Offers in excess of £325,000



## Key Features

- Detached house
- Five bedrooms
- Lounge & dining room
- Sitting/family room
- Kitchen & utility
- Cloakroom, en-suite & bathroom
- Off-road parking to front
- Good sized enclosed rear garden
- EPC rating C – NO CHAIN





An outstanding, extensively upgraded detached home situated in a highly convenient location, just a short walk from a primary school and local park. Over recent years, the property has undergone a comprehensive transformation, now offering more than 2,100 square feet of versatile living space.

The ground floor features a welcoming entrance hall, cloakroom, a spacious sitting/family room, a lounge with dining room off, a stylish kitchen and a practical utility room. Upstairs, the master bedroom boasts a modern en-suite, accompanied by four further generously sized bedrooms and a well-appointed family bathroom with separate shower.



Externally, the property benefits from ample off-road parking to the front and a private, enclosed rear garden laid mainly to lawn. Additional advantages include gas central heating, double glazing, and no onward chain, making this a move-in ready home.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having window to front elevation, coved ceiling, radiator, smoke alarm, Karndean flooring and staircase rising to first floor.

#### CLOAKROOM

Having tiled floor, half tiled walls, close coupled WC and hand basin inset to unit with cupboard under.

#### SITTING/FAMILY ROOM

5.77m x 4.44m (18'11" x 14'7")

Having box bay window & further window to front elevation, inset ceiling spotlights, two radiators and oak flooring.

#### LOUNGE

6.66m x 3.70m (21'11" x 12'11")

Having box bow window to front elevation, window to rear elevation, coved ceiling, radiator, oak flooring and fireplace with marble back & hearth, inset gas fire and wooden surround. Archway through to the:

#### DINING ROOM

3.31m x 3.02m (10'11" x 9'11")

Having french doors to rear elevation & garden, coved ceiling, radiator and oak flooring.







### KITCHEN

3.39m x 3.33m (11'1" x 10'11")

Having window to rear elevation, coved ceiling and tiled floor. Fitted with a range of base units with splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with cupboard & drawers under. Further work surface return with inset gas hob, cupboard, drawers & tray recess under, stainless steel cooker hood over. Further work surface with cupboards & drawers under, cupboards & open-ended shelving over, tall units to side housing integrated electric double oven.

### UTILITY

3.31m x 2.16m (10'11" x 7'1")

Having window to side elevation, part glazed door to rear elevation, coved ceiling, radiator, tiled floor, open access to pantry with shelving and wall mounted gas fired boiler providing for both domestic hot water & heating. Work surface with inset ceramic sink & drainer with mixer tap, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboard over.

### FIRST FLOOR LANDING

Having window to front elevation, coved ceiling, smoke alarm and access to roof space with ladder & light.



### MASTER BEDROOM

4.53m x 3.76m (14'11" x 12'4")

Having window to front elevation, coved ceiling, radiator and laminate flooring.

### EN-SUITE

Having window to rear elevation, coved ceiling, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and wall hung hand basin with drawer under.

### BEDROOM TWO

3.88m x 3.88m (12'8" x 12'8")

Having window to rear elevation, coved ceiling and radiator.

### BEDROOM THREE

5.13m x 2.90m (16'10" x 9'6")

Having window to front elevation, coved ceiling, radiator and built-in cupboard.

### BEDROOM FOUR

4.12m x 3.07m (13'6" x 10'1")

Having window to front elevation, coved ceiling and radiator.

### BEDROOM FIVE

2.92m x 2.88m (9'7" x 9'5")

Having window to rear elevation, coved ceiling and radiator.

### BATHROOM

2.90m x 2.88m (9'6" x 9'5")

Having window to rear elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor and extractor. Re-fitted in 2023 with a suite comprising: freestanding bath with recess over, shower enclosure with mixer shower fitting, close coupled WC and twin hand basins with storage under & anti-steam mirror over.





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### EXTERIOR

To the front of the property there is a large gravelled & block paved area which provides ample off-road parking.

### REAR GARDEN

Being enclosed and laid to lawn with a large paved patio and garden shed.

### THE PLOT

The property occupies a plot of approximately 0.15 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.

### 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.





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# Floorplan

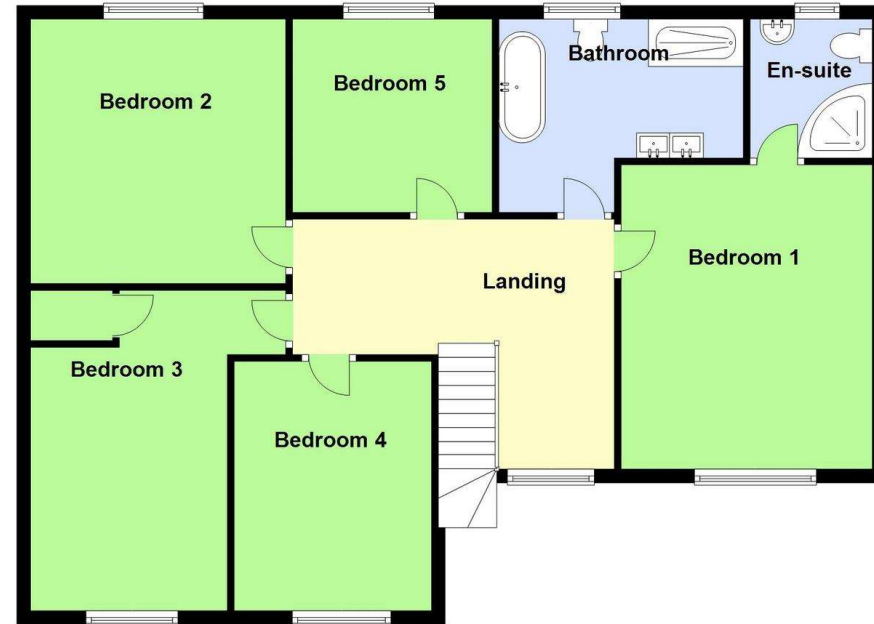
## Ground Floor

Approx. 99.6 sq. metres (1072.4 sq. feet)



## First Floor

Approx. 96.2 sq. metres (1035.6 sq. feet)



Total area: approx. 195.8 sq. metres (2108.0 sq. feet)



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