



Greenacres, New Hammond Beck Road, Boston, PE21 7JD



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Freehold

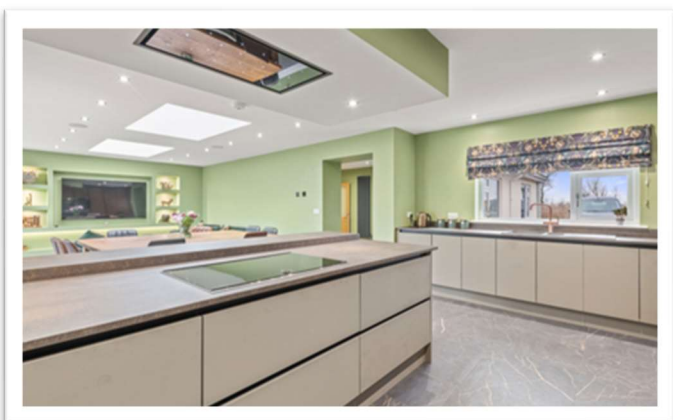
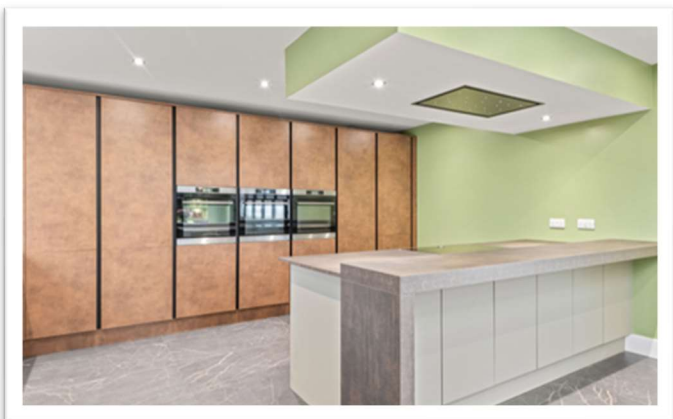
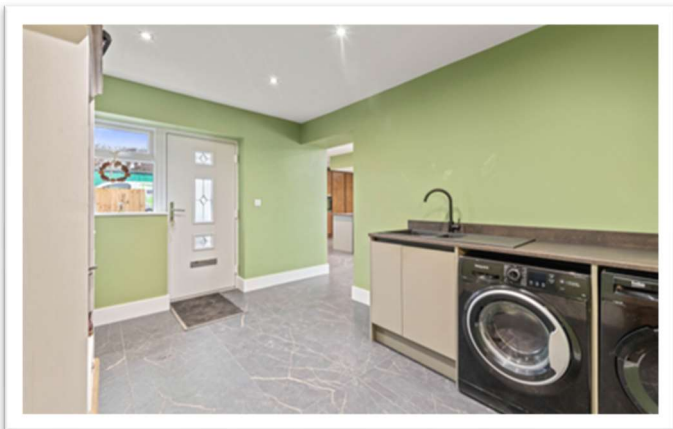
£600,000



## Key Features

- Detached bungalow
- Five bedrooms
- Open plan living/dining/kitchen
- Two en-suites & shower room
- Driveway & enclosed rear garden
- Yard with large garage/workshop
- Plot approx. 0.52 acre (STS)
- EPC rating D





A stunning detached bungalow on the outskirts of town and convenient for the A52. Standing on a plot of approximately half an acre, subject to survey and with an open field view to the rear. The property also has a large garage/workshop and a yard which offers fantastic business potential subject to any necessary planning permission.

The property has been beautifully updated by the current owners and has over 2,200 square feet of well presented accommodation comprising: entrance hall, lounge, side entrance utility, open plan living/dining/kitchen, master bedroom with dressing room & en-suite, bedroom two with en-suite, three further double bedrooms and shower room. Outside the property has a lawned front garden, a driveway providing off-road parking and an enclosed rear garden.

#### ACCOMMODATION

Glazed front entrance door with side screen through to the:

#### ENTRANCE HALL

Having two vertical radiators, tiled floor, smoke alarm and walk-in storage cupboard.

#### LOUNGE

4.84m x 3.95m (15'11" x 13'0")

Having windows to front & side elevations and radiator.

#### SIDE ENTRANCE UTILITY

3.93m x 2.73m (12'11" x 9'0")

Having window & part glazed door to side elevation, inset ceiling spotlights, vertical radiator, tiled floor, double cupboard, work surface with upstand, inset 1 1/4 bowl composite sink with drainer & mixer tap, cupboard, space & plumbing for automatic washing machine and tumble dryer under.

#### OPEN PLAN LIVING/DINING/KITCHEN

10.17m x 5.08m (33'5" x 16'8")

(max) Forming areas comprising:



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### LIVING/DINING AREA

Having bi-fold doors to rear elevation & garden, two rooflights, inset ceiling spotlights & speakers, tiled floor with underfloor heating and feature media wall with recessed shelving. Open to the:

### KITCHEN AREA

Having window to front elevation, inset ceiling spotlights & speakers and continuation of tiled floor with underfloor heating. Fitted with a range of units comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & pull out bin under. Range of tall units to one wall incorporating three integrated electric ovens, integrated fridge & freezer. Island unit with inset induction hob, pan drawers under, breakfast bar to one side and extractor over.

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### MASTER BEDROOM

3.79m x 3.75m (12'5" x 12'4")

(entrance in addition) Having window to front elevation and two radiators.

### DRESSING ROOM

3.58m x 2.61m (11'8" x 8'7")

Having inset ceiling spotlights, vertical radiator and tiled floor. Opening to the:

### EN-SUITE

Having inset ceiling spotlights, radiator, tiled walls, tiled floor, extractor, walk-in shower enclosure with mixer shower fitting, counter basin on vanity unit with cupboards under and WC with concealed cistern.





### BEDROOM TWO

4.85m x 3.19m (15'11" x 10'6")

Having window to front elevation, radiator and access to roof space.

### FURTHER EN-SUITE

Having inset ceiling spotlights, heated towel rail, tiled walls, tiled floor, extractor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

### BEDROOM THREE

4.08m x 3.64m (13'5" x 11'11")

Having window to rear elevation, radiator and door to shower room.

### BEDROOM FOUR

3.77m x 3.76m (12'5" x 12'4")

Having window to rear elevation, coved ceiling and radiator.

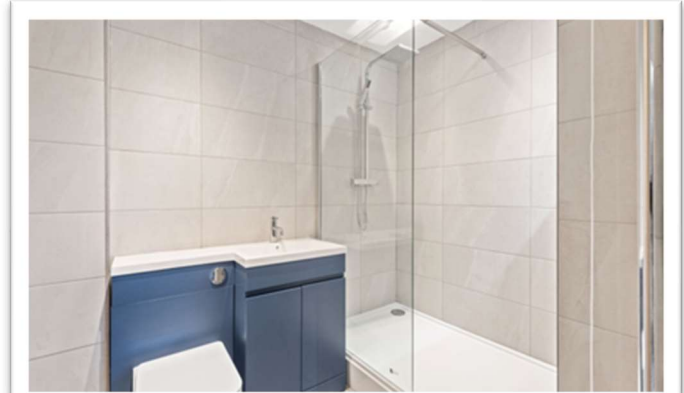
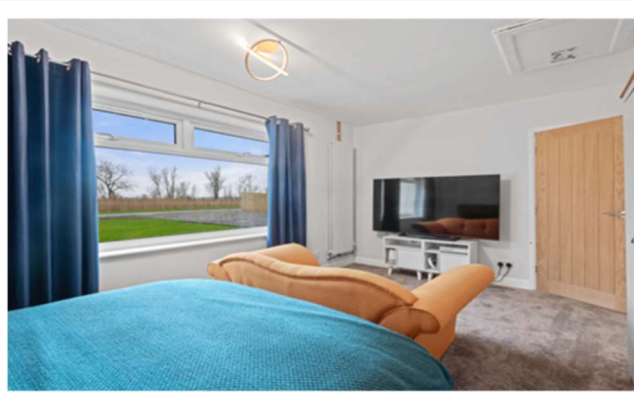
### BEDROOM FIVE

3.97m x 3.33m (13'0" x 10'11")

Having window to side elevation, coved ceiling and radiator.

### SHOWER ROOM

Accessed from the entrance hall & bedroom three and having inset ceiling spotlights, tiled walls, tiled floor, extractor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



### EXTERIOR

To the front of the property there is a lawned garden and a driveway providing off-road parking. To the left hand side of the property there are wrought iron gates giving access to an enclosed gravelled yard which provides additional parking & hardstanding leading to the:

### GARAGE/WORKSHOP

13.84m x 6.7m (45'5" x 22'0")

Having electric roller door, light, power, side service door, concrete floor and WC with hand basin.

### REAR GARDEN

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

### THE PLOT

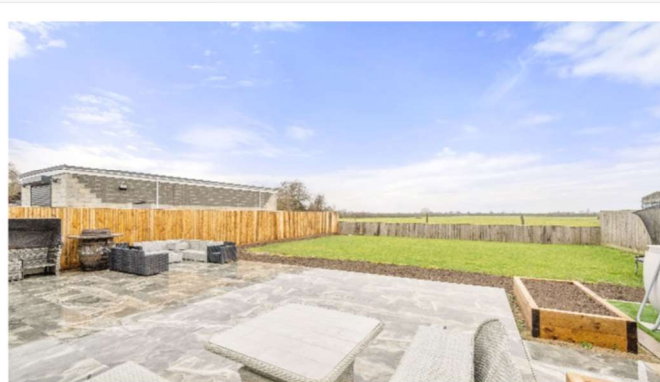
The property occupies a plot of approximately 0.52 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own 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 E.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.







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## Floorplan



Total area: approx. 213.1 sq. metres (2293.8 sq. feet)



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### AGENT'S NOTES

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