



1 Mentmore Gardens, Boston, PE21 7TH

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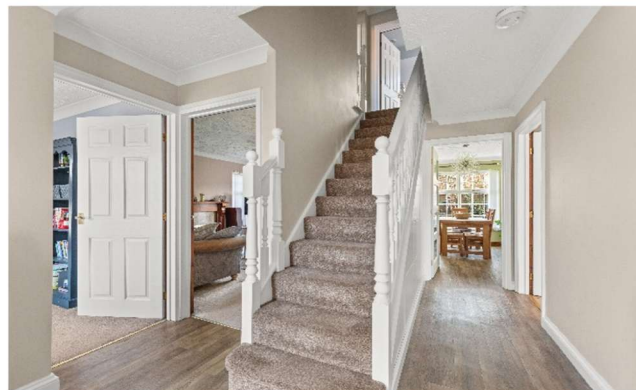
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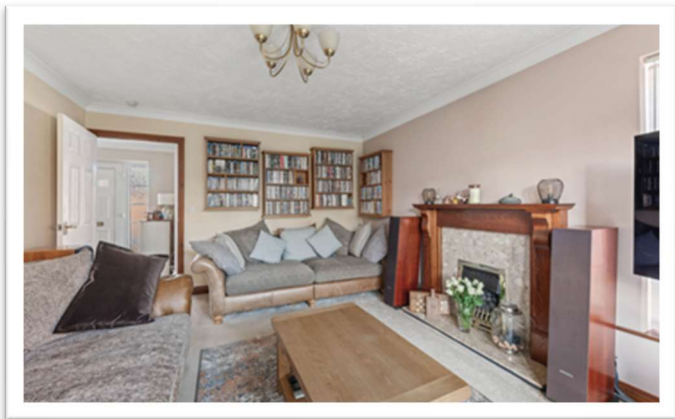
Offers in excess of £325,000



Key Features

- Detached house
- Four bedrooms
- Lounge, dining room & study
- Breakfast kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & detached double garage
- Private south facing enclosed rear garden
- NO ONWARD CHAIN
- EPC rating C

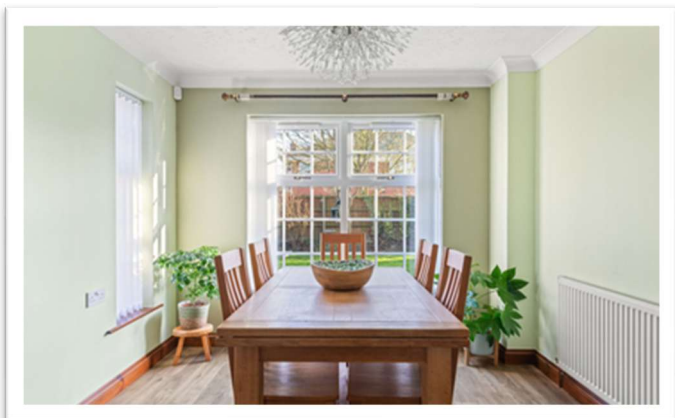




A detached house towards the end of a cul-de-sac in a popular residential location on the outskirts of town and within walking distance to Boston West primary school.

Having over 1,300 square feet of well presented accommodation comprising: entrance hall, study, lounge, dining room, breakfast kitchen, utility and cloakroom to ground floor. Master bedroom with en-suite, three further bedrooms and bathroom with separate shower to first floor.

Outside the property has a driveway providing off-road parking, a detached double garage and an enclosed & private south facing rear garden. The property benefits from gas central heating and double glazing. NO ONWARD CHAIN



ACCOMMODATION

Part glazed front entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring and staircase rising to first floor with bespoke built-in drawers under.

STUDY

2.81m x 2.1m (9'2" x 6'11")

Having window to front elevation, coved ceiling and radiator.

LOUNGE

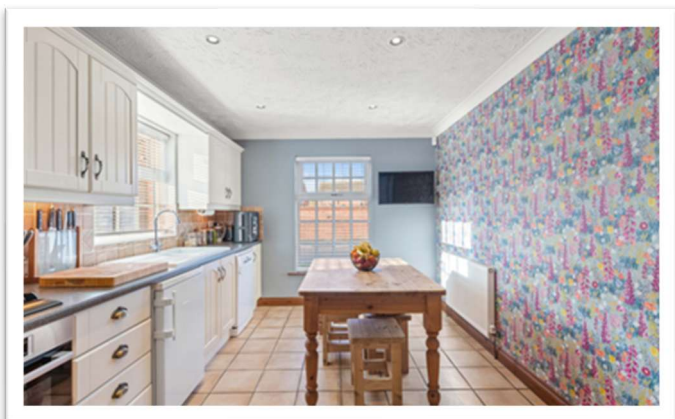
4.44m x 3.63m (14'7" x 11'11")

Having french doors with side screens to rear elevation, further window to side elevation, coved ceiling, radiator and fireplace with marble back & hearth, inset gas fire and wooden surround.

DINING ROOM

3.62m x 2.97m (11'11" x 9'8")

Having windows to side & rear elevations, coved ceiling, radiator and wood effect flooring.







BREAKFAST KITCHEN

4.36m x 2.96m (14'4" x 9'8")

Having windows to front & side elevations, coved ceiling with inset ceiling spotlights, radiator, tiled floor and wall mounted television. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap and gas hob inset to work surface, integrated electric oven, dishwasher & fridge, cupboards & drawers under, cupboards & concealed cooker hood over.

UTILITY

2.58m x 1.89m (8'6" x 6'2")

Having window & part glazed door to side elevation, coved ceiling, radiator, tiled floor, extractor and wall mounted gas fired boiler providing for both domestic hot water & heating. Work surface with tiled splashback, inset stainless steel sink with drainer & mixer tap, cupboard, automatic washing machine & tumble dryer under.

CLOAKROOM

1.89m x 0.86m (6'2" x 2'10")

Having window to rear elevation, coved ceiling, radiator, tiled floor, close coupled WC and hand basin inset to vanity unit with cupboard under.



FIRST FLOOR LANDING

Having coved ceiling and built-in airing cupboard.

MASTER BEDROOM

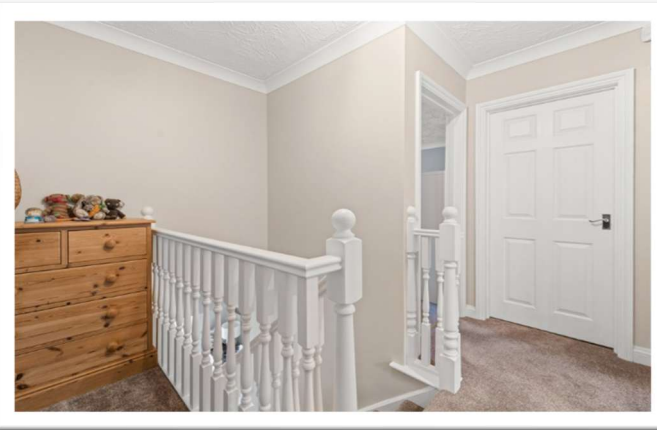
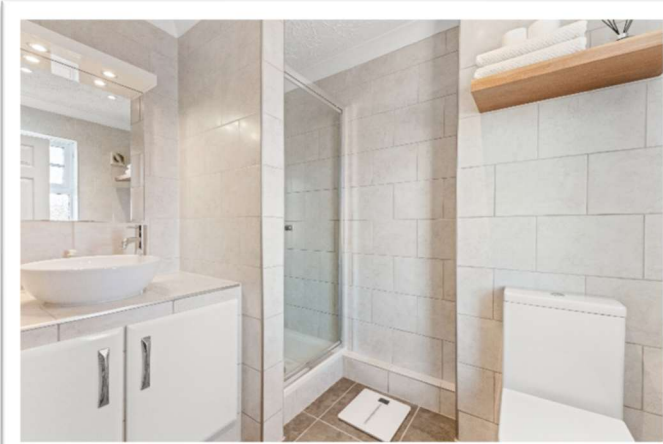
3.9m x 3.62m (12'10" x 11'11")

Having window to front elevation, coved ceiling and radiator.

EN-SUITE

2.37m x 1.85m (7'10" x 6'1")

Having window to front 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 counter basin with mixer tap on vanity unit with cupboard under.



BEDROOM TWO

4.35m x 2.97m (14'4" x 9'8")

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

BEDROOM THREE

3.61m x 2.74m (11'10" x 9'0")

Having Velux window to rear elevation, coved ceiling, radiator and wood effect flooring.

BEDROOM FOUR

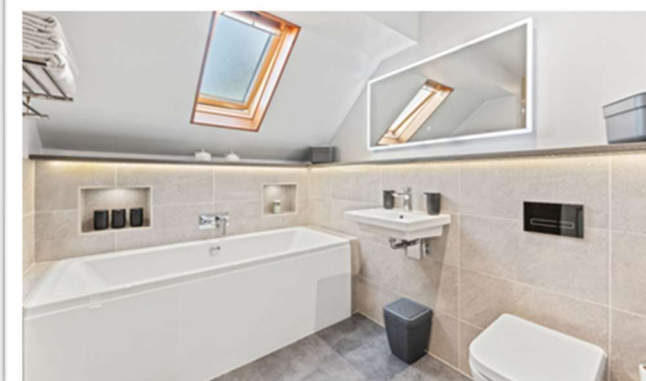
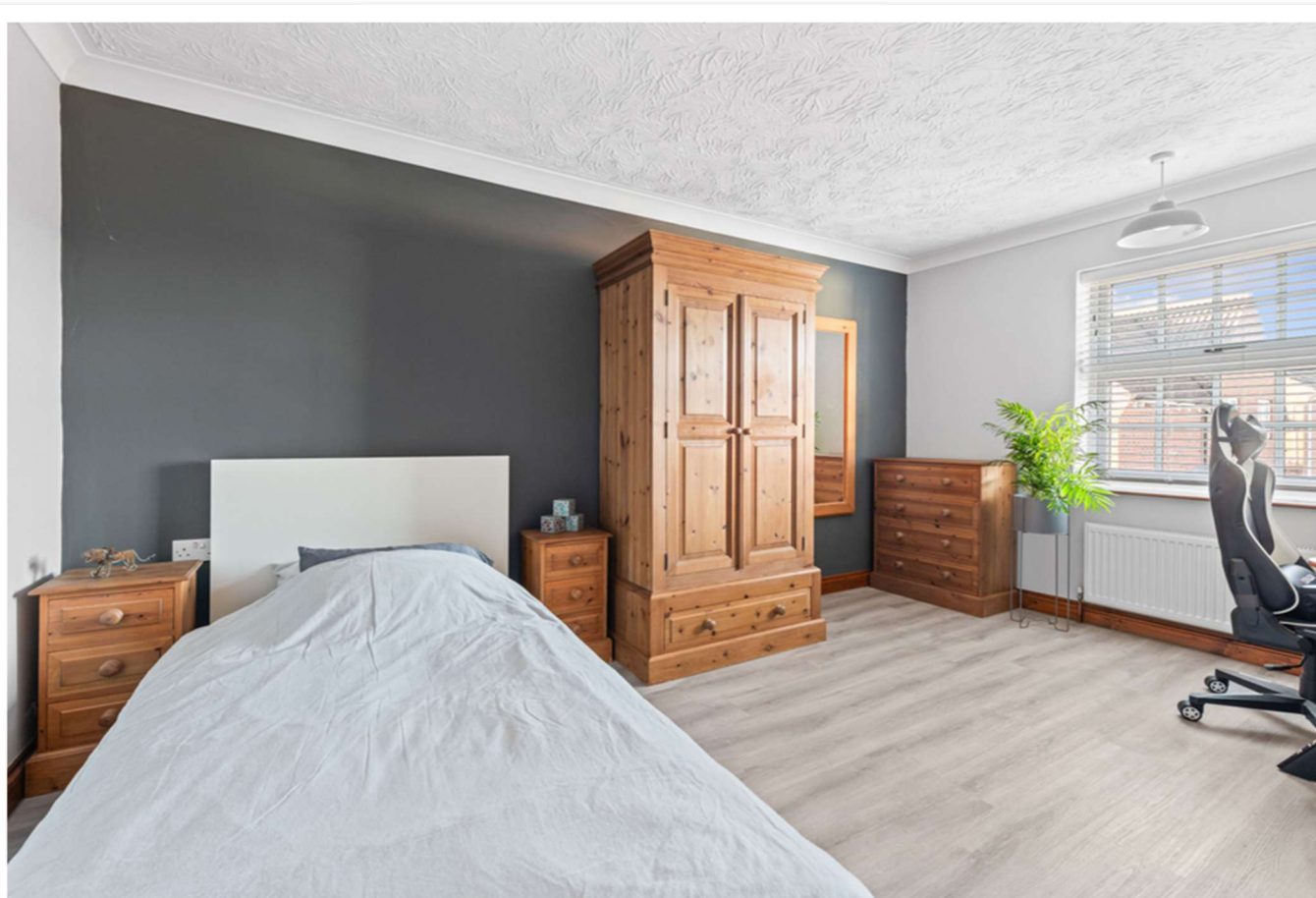
2.71m x 2.59m (8'11" x 8'6")

Having window to rear elevation, coved ceiling, radiator and wood effect flooring.

BATHROOM

2.42m x 2.31m (7'11" x 7'7")

Having Velux window to rear elevation, automated lighting upon entry, inset ceiling spotlights, heated towel rail, tile effect flooring and part tiled walls. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath with illuminated display niches over, WC with concealed cistern & hands free flush and wall mounted hand basin with illuminated mirror over.



EXTERIOR

To the front of the property there is a lawned garden with a block paved footpath leading to the front entrance door. A driveway provides off-road parking and leads to the:

DOUBLE GARAGE

5.31m x 5.28m (17'5" x 17'4")

Of brick & tile construction and having twin up-and-over doors, side service door, light and power.

Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with borders of shrubs & trees including an apple tree. Having two paved seating areas with one set of rattan furniture included in the sale.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler with fully pressurised system serving radiators with Google Nest control (everything other than the radiators & connecting copper pipes were replaced in 2020 with a modern system). The property is double glazed and the current council tax is band D. The property also has a professionally fitted CCTV and Alarm system with Android / IOS App control.

We are advised that the blinds as fitted & carpets are included in the sale and that nearly all carpets & blinds have been replaced within the last eighteen months. The washing machine, tumble dryer, fridge and dishwasher are all included in the sale.

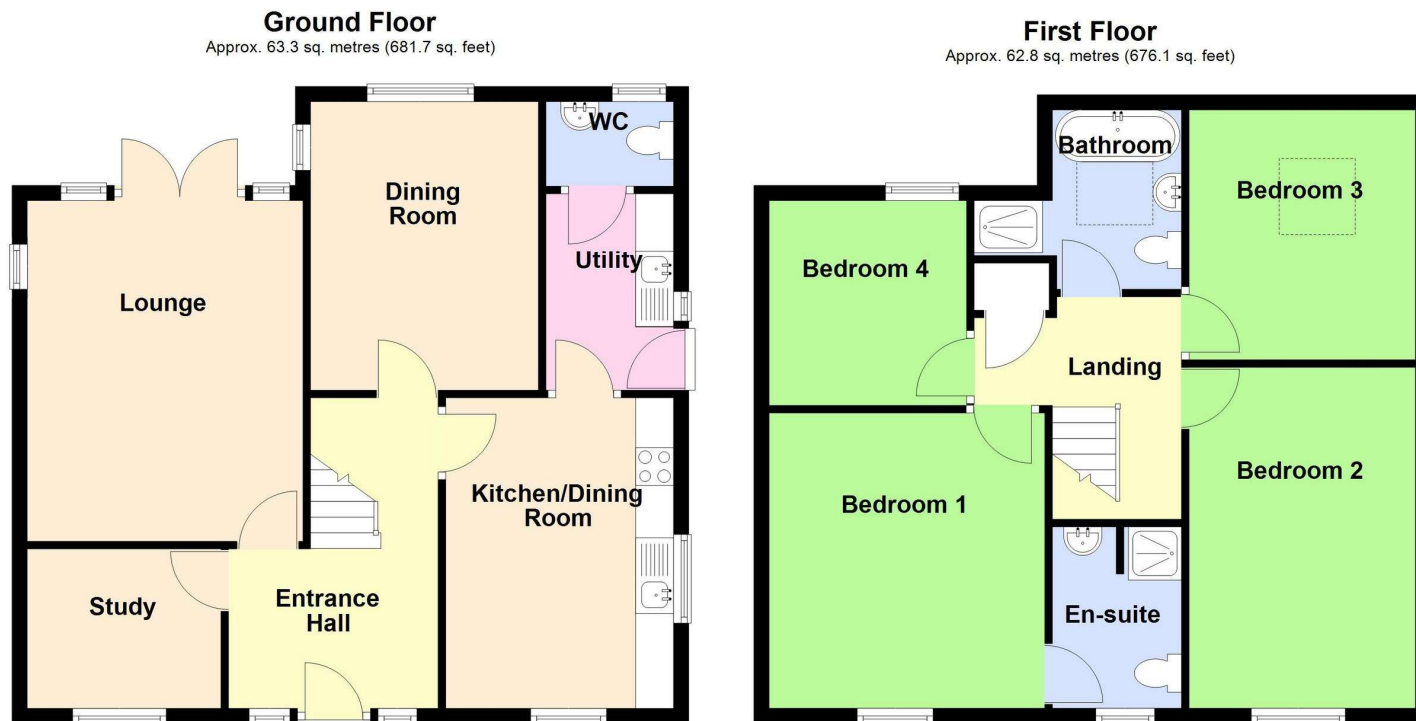
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





Floorplan



Total area: approx. 126.1 sq. metres (1357.8 sq. feet)



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AGENT'S NOTES

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