



3 Threepenny Way, Boston, PE21 7LZ



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Freehold

£395,000



Key Features

- Detached house
- Five bedrooms
- Lounge, dining room & study
- Breakfast kitchen & utility
- Cloakroom, 2 en-suites & bathroom
- Driveway & double garage
- Enclosed rear garden
- EPC rating C





A detached house in a private cul-de-sac location on the outskirts of town. Having over 2,300 square feet of well presented accommodation comprising: entrance hall, cloakroom, lounge, dining room, study, re-fitted breakfast kitchen and utility to ground floor. Master bedroom with en-suite, bedroom two with en-suite, three further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a double garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed entrance door with side screen through to the:

ENTRANCE HALL

Having radiator, smoke alarm, telephone connection point and staircase rising to first floor.

CLOAKROOM

Having radiator, extractor, close coupled WC and pedestal hand basin.

LOUNGE

6.51m x 3.6m (21'5" x 11'10")

Having window to front elevation, french doors to rear elevation & garden, two radiators, television aerial & telephone connection points and fireplace with marble back, inset electric fire and wooden surround.

DINING ROOM

3.83m x 3.24m (12'7" x 10'7")

Having window to rear elevation and radiator.







STUDY

3.38m x 2.77m (11'1" x 9'1")

Having window to side elevation and radiator.

BREAKFAST KITCHEN

5.21m x 4.65m (17'1" x 15'4")

(max L-shaped) Having two windows to rear elevation, inset ceiling spotlights, two radiators, tiled floor and television aerial connection point.

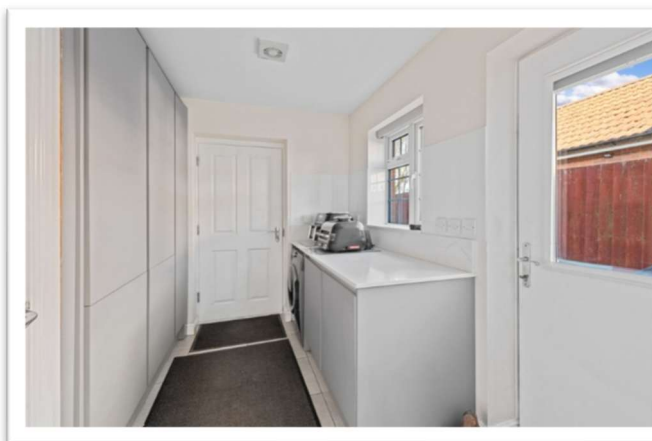
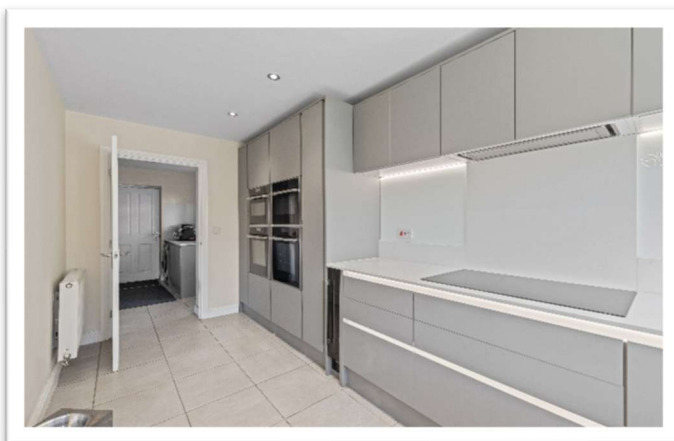
Re-fitted with a range of base & wall units with quartz work surfaces & upstands comprising: 1 1/4 bowl undercounter sink with Quooker boiling water tap inset to work surface, cupboards & integrated dishwasher under.

Work surface return with inset 5 ring Neff induction hob, cupboards & drawers under, cupboards & concealed extractor over. Range of tall units to side incorporating two integrated electric ovens, combination microwave and electric steam oven.

UTILITY

2.75m x 1.63m (9'0" x 5'4")

Having window & part glazed door to side elevation, tiled floor, tiled floor, extractor and built-in cupboard. Quartz work surface with cupboards, space & plumbing for automatic washing machine under and range of tall units to one wall incorporating integrated fridge & freezer.



FIRST FLOOR LANDING

Having window to front elevation, radiator, smoke alarm, access to roof space and airing cupboard housing hot water cylinder with shelving.

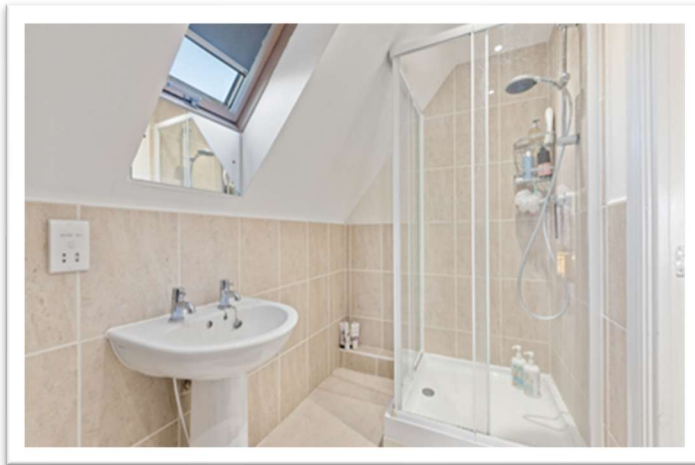
MASTER BEDROOM

5.06m x 3.45m (16'7" x 11'4")

(entrance in addition) Having two dormer style windows to side elevation, three radiators, television aerial connection points and two double built-in wardrobes to entrance area.

EN-SUITE

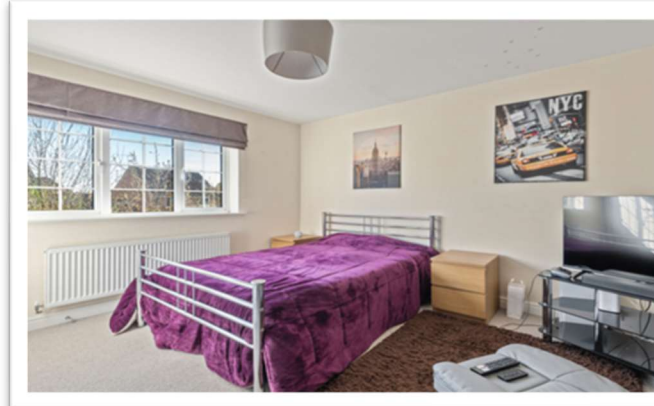
Having roof window, heated towel rail, extractor and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

3.9m x 3.64m (12'10" x 11'11")

Having window to rear elevation, radiator, television aerial connection point and built-in wardrobes.



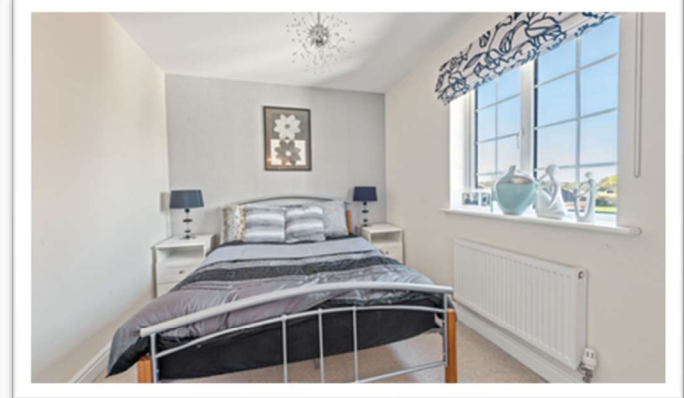
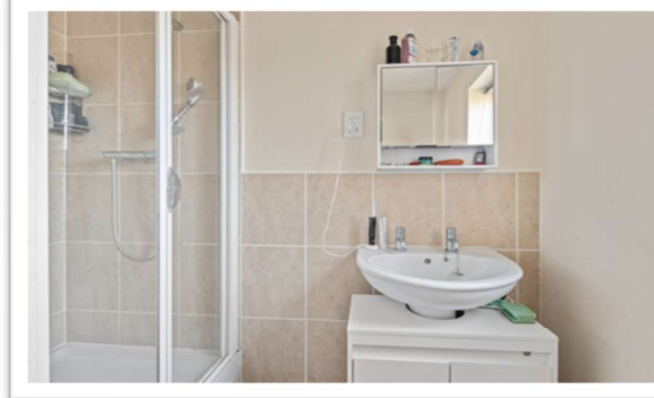
FURTHER EN-SUITE

Having window to rear elevation, heated towel rail, tiled splashbacks, extractor and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM THREE

4.04m x 2.83m (13'4" x 9'4")

Having window to rear elevation, radiator, television aerial connection point and built-in wardrobe.



BEDROOM FOUR

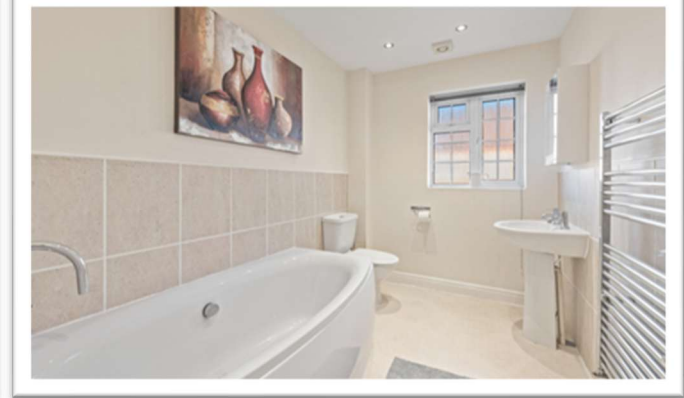
3.61m x 2.53m (11'10" x 8'4")

Having window to front elevation, radiator and television aerial connection point.

BEDROOM FIVE

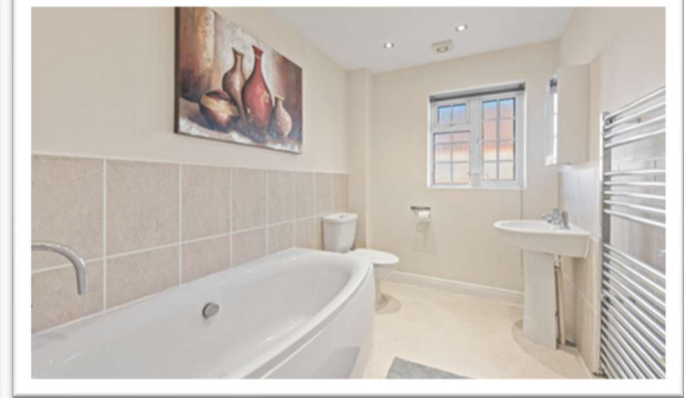
2.93m x 2.62m (9'7" x 8'7")

Having window to rear elevation, radiator and television aerial connection point.



BATHROOM

Having window to side elevation, heated towel rail, tiled splashbacks and extractor. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a driveway providing off-road parking and a further block paved parking space.

DOUBLE GARAGE

Having two up-and-over doors, two windows to front elevation, radiator, light, power and gas fired boiler providing for both domestic hot water & heating. Currently divided into two sections comprising:

SECTION ONE

5.03m x 3.42m (16'6" x 11'2")

Currently used as a home gym.

SECTION TWO

5.03m x 2.22m (16'6" x 7'4")

REAR GARDEN

Being enclosed with side access. Having a lawned garden with borders and a paved patio.

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.

AGENT'S NOTES

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Floorplan



Total area: approx. 221.3 sq. metres (2381.8 sq. feet)



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