



54 St Bedes Drive, Boston, PE21 9QH





Freehold

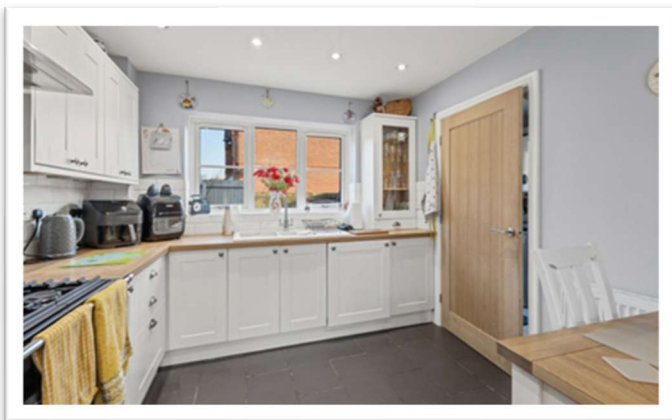
£245,000



## Key Features

- Detached house
- Three bedrooms
- Lounge, dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway to rear providing off-road parking
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C – NO CHAIN





A detached house towards the end of a cul-de-sac in a popular residential location convenient for the Pilgrim Hospital, Boston High School and Saint Mary's Primary School. Having accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen & utility to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a driveway to the rear providing off-road parking and an enclosed rear garden. The property benefits from gas central heating with the boiler being replaced in 2021 and the property is double glazed. NO CHAIN

#### ACCOMMODATION

Part glazed front entrance door with side screen & canopy over through to the:

#### ENTRANCE HALL

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

#### CLOAKROOM

Having heated towel rail, extractor, close coupled WC and hand basin inset to vanity unit with cupboard under.

#### LOUNGE

5.41m x 2.88m (17'8" x 9'5")

Having window to front elevation, french doors to rear elevation & garden, two radiators, television aerial & telephone connection points.

#### DINING KITCHEN

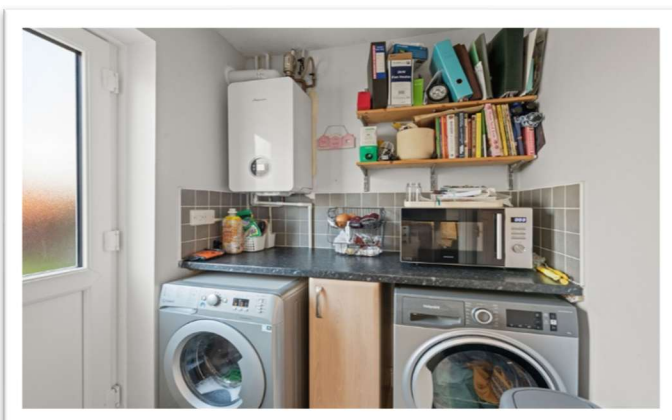
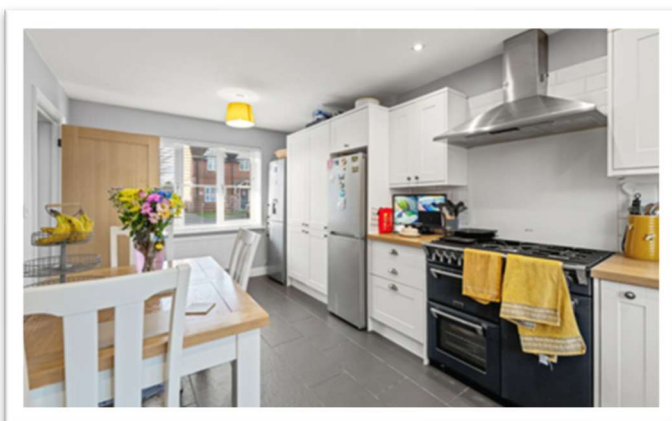
5.39m x 2.93m (17'8" x 9'7")

Having windows to front & rear elevations, inset ceiling spotlights, two radiators and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, glazed display unit with drawer over. Work surface return with inset Stoves range style cooker (included) cupboards & drawers under, cupboards & stainless steel cooker hood over, tall units to side with space for upright fridge/freezer.

#### UTILITY

1.78m x 1.65m (5'10" x 5'5")

Having part glazed door to rear elevation, radiator, tiled floor, understairs storage cupboard and gas fired boiler (re-fitted 2021) providing for both domestic hot water & heating. Work surface with tiled splashback, cupboard, space & plumbing for automatic washing machine & tumble dryer under.









### FIRST FLOOR LANDING

Having window to rear elevation, radiator, smoke alarm, access to roof space and airing cupboard housing hot water cylinder (replaced in 2021).

### MASTER BEDROOM

3.62m x 3.01m (11'11" x 9'11")

(entrance in addition) Having window to front elevation, two radiators, television aerial & telephone connection points and fitted double wardrobe.

### EN-SUITE

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

### BEDROOM TWO

2.9m x 2.59m (9'6" x 8'6")

Having window to rear elevation, radiator and built-in wardrobe.

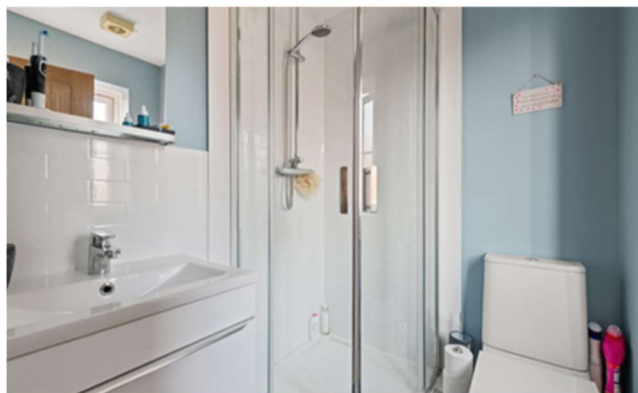
### BEDROOM THREE

2.77m x 2.63m (9'1" x 8'7")

Having window to front elevation and radiator.

### BATHROOM

Having window to front elevation, heated towel rail, extractor and shaver point. Re-fitted with a suite comprising: panelled bath with electric shower fitting over, close coupled WC and hand basin inset to vanity unit with cupboard under.





### EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door.

### REAR GARDEN

To the rear of the property there are double gates which open to a driveway providing off-road parking. The rear garden is enclosed with a side entrance gate and has a large paved patio, shaped lawn, garden shed and outside tap.

### 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 B. We are advised that all blinds as fitted, the range style cooker and the CCTV system are all included in the sale. The boiler & hot water cylinder were replaced in 2021.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

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.

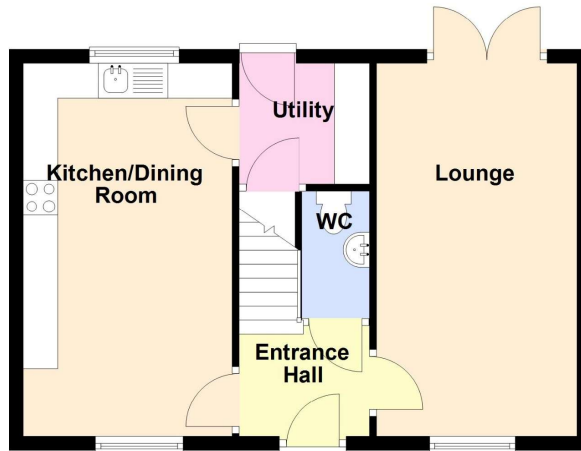
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



## Floorplan

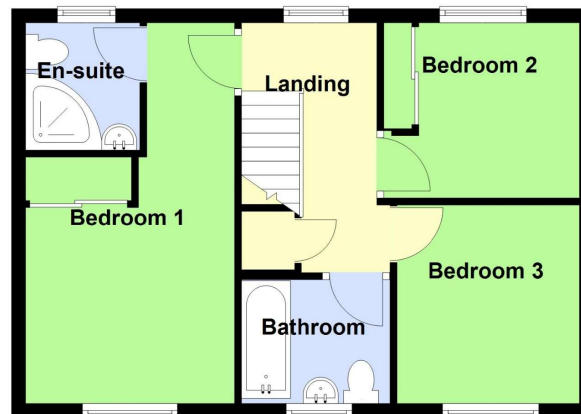
### Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



### First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 85.9 sq. metres (924.5 sq. feet)



 **NEWTONFALLOWELL**

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