



9 Towell Close, Boston, PE21 0BD



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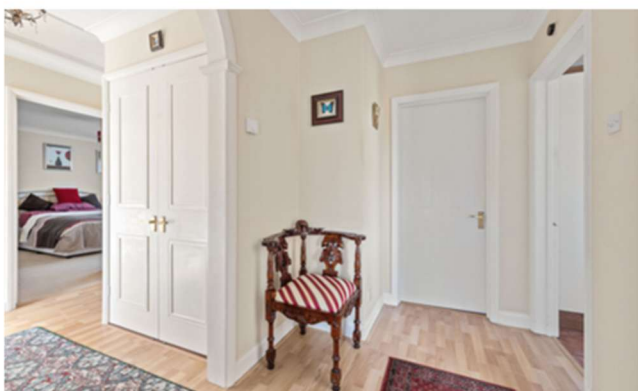
Freehold

£270,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Driveway & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating C





A detached bungalow built by renowned local builder, Fred Peck and in a much sought after location at the end of a cul-de-sac. Having well presented accommodation comprising: entrance hall, inner hall, cloakroom, lounge with fireplace, dining kitchen, utility room, three bedrooms and bathroom. Outside the property has a front garden with a driveway providing off-road parking, a garage and an attractive enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

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

#### ENTRANCE HALL

Having coved ceiling, radiator, laminate flooring, telephone connection point, smoke alarm and feature archway through to the:

#### INNER HALL

Having coved ceiling, continuation of laminate flooring, smoke alarm, access to roof space and airing cupboard housing hot water cylinder with shelving.

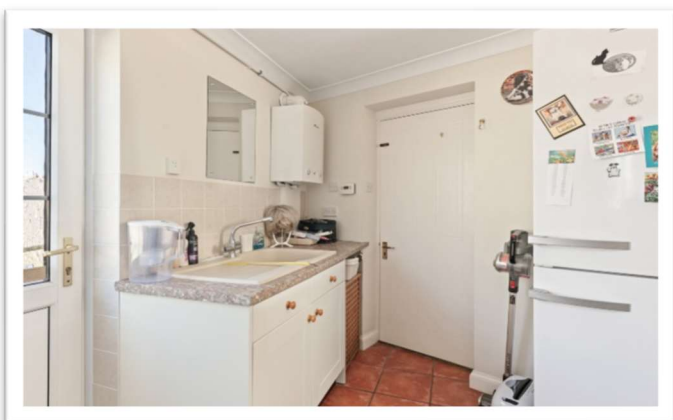
#### CLOAKROOM

Having window to rear elevation, coved ceiling, radiator, half tiled walls, close coupled WC and pedestal wash hand basin.

#### LOUNGE

5.46m x 3.58m (17'11" x 11'8")

Having bow window to front elevation, further high level window to side elevation coved ceiling, radiator, wall light points, television aerial connection point and feature fireplace with marble back & hearth, inset living flame style gas fire and wooden surround.





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### DINING KITCHEN

5.46m x 2.72m (17'11" x 8'11")

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and ceramic tiled floor. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap and halogen hob inset to work surface, cupboards, drawers and wine rack under, cupboards and stainless steel cooker hood over, tall larder style unit to one side. Work surface return with tray recess under, tall unit housing electric double oven with cupboards under & over with integrated fridge and freezer to one side. Further complimentary dresser style unit with cupboards, drawers and glazed display cupboards.

### UTILITY

2.95m x 2.57m (9'8" x 8'5")

Having window to front elevation, part glazed door to rear elevation and garden, coved ceiling, radiator, ceramic tiled floor, service door to garage and wall mounted gas fired boiler providing for both domestic hot water and heating. Fitted work surface with tiled splashback and inset sink & drainer, cupboards, drawers, space & plumbing for automatic washing machine under.





### BEDROOM ONE

3.89m x 3.81m (12'10" x 12'6")

Having window to rear elevation, coved ceiling, radiator and telephone connection point.

### BEDROOM TWO

3.89m x 2.82m (12'10" x 9'4")

Having window to front elevation, coved ceiling and radiator.

### BEDROOM THREE

2.95m x 2.72m (9'8" x 8'11")

Currently used as a dining room and having window to rear elevation, coved ceiling and radiator.

### BATHROOM

Having window to front elevation, coved ceiling, radiator, extractor fan, fully tiled walls and Amtico flooring. Fitted with a white suite comprising: panelled bath with shower fitting and anti-splash screen over, close coupled WC and pedestal wash hand basin with mixer tap.



### EXTERIOR

To the front of the property there is a good sized lawned area with a compressed concrete driveway providing off-road parking with gravelled border to one side. The driveway gives access to the:

### GARAGE

5.49m x 2.79m (18'0" x 9'2")

Having electric roller door, window to rear elevation, light & power.

### REAR GARDEN

An attractive feature of the property and being fully enclosed by timber fencing with side access. Having shaped lawn with border and two circular paved areas, paved patio areas to either side with gravelled borders, steel storage shed, outside tap and outside power point.

### 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

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



Total area: approx. 111.9 sq. metres (1204.5 sq. feet)



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