



5 Towell Close, Boston, PE21 0BD



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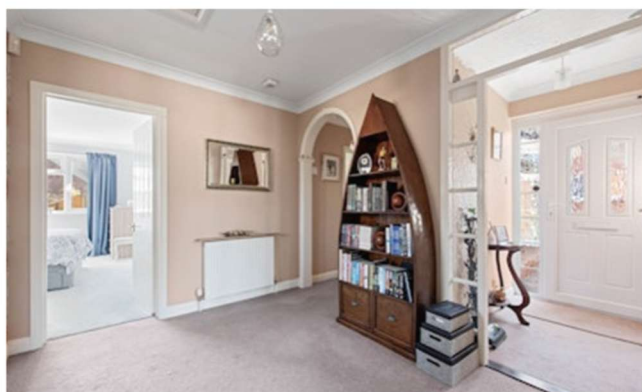
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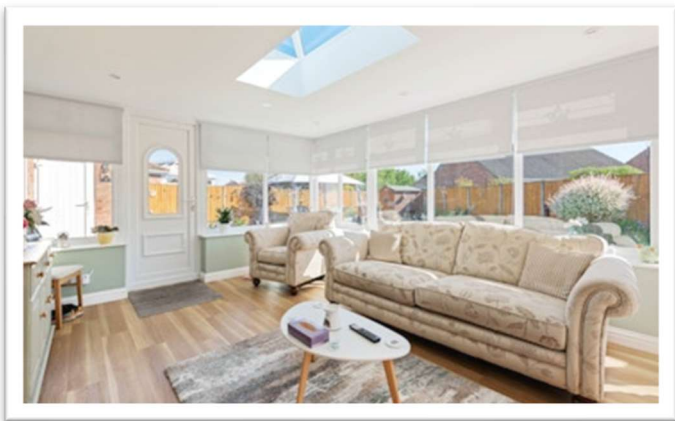
£300,000



Key Features

- Immaculate detached bungalow
- Three bedrooms
- Lounge & garden room
- Kitchen & bathroom
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.17 acre (STS)
- EPC rating C





A detached bungalow on a good sized plot in a popular and sought after cul-de-sac location on the outskirts of town. Immaculately presented throughout and having accommodation comprising: porch, entrance hall, lounge, garden room, kitchen, three bedrooms and bathroom with separate shower. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and a well maintained & attractive enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed side entrance door with side screen through to the:

PORCH

1.78m x 1.18m (5'10" x 3'11")

Having further part glazed door with side screen to:

ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, access to roof space and built-in cupboard.

LOUNGE

6.06m x 3.55m (19'11" x 11'7")

Having bay window to front elevation, sliding doors to garden room, coved ceiling, radiator and fireplace with marble back & hearth, inset living flame style gas fire and wooden surround.

GARDEN ROOM

6.63m x 3.82m (21'10" x 12'6")

Having windows to both sides & rear elevations, french doors to garden, part glazed door to side, large rooflight, inset ceiling spotlights, radiator and wood effect flooring.

KITCHEN

4.51m x 3.18m (14'10" x 10'5")

Having window to rear elevation overlooking the garden room, coved ceiling with inset ceiling spotlights, vertical radiator and wood effect flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under.

Work surface return with inset gas hob, cupboards, drawers & integrated dishwasher under, cupboards & cooker hood over.

Further work surface return with cupboards under, cupboards over and tall unit to side housing integrated electric oven & microwave with cupboards under & over. Part glazed door to the:

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BEDROOM ONE

4.53m x 2.98m (14'11" x 9'10")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

3.49m x 3m (11'6" x 9'10")

Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

3.5m x 3m (11'6" x 9'10")

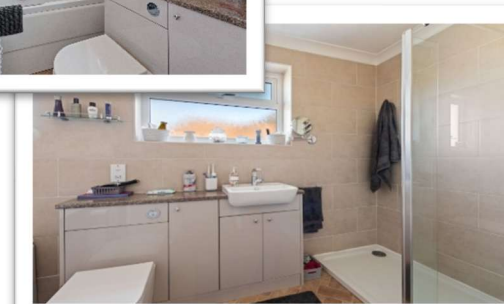
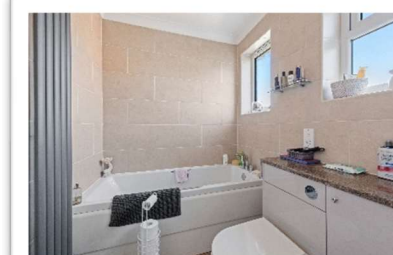
Having window to front elevation, coved ceiling and radiator.

BATHROOM

3.51m x 1.69m (11'6" x 5'6")

Having two windows to side elevation, coved ceiling, vertical radiator, tiled walls, tile effect flooring and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath, WC with concealed cistern and hand basin inset to vanity unit with cupboards under.

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EXTERIOR

To the front of the property there is a lawned garden with a border. A driveway provides off-road parking and extends down the side of the property to the:

GARAGE

5.44m x 2.68m (17'10" x 8'10")

Having roller door, window to rear, service door to rear garden, light and power.

REAR GARDEN

Being enclosed and having a large paved patio, decked patio area, further paved seating area and a lawned garden with established and well stocked borders. (the garden shed is available by separate negotiation)

THE PLOT

The property occupies a plot of approximately 0.17 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 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.



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Floorplan



Total area: approx. 119.6 sq. metres (1287.7 sq. feet)



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