



132a Woodville Road, Boston, PE21 8BT

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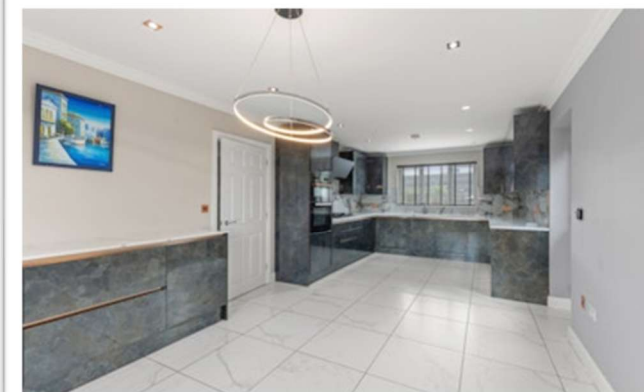
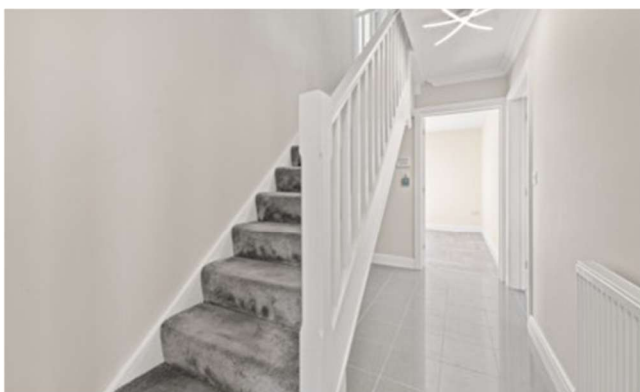
Freehold

£285,000



## Key Features

- Detached house
- Four bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Off-road parking & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B – NO CHAIN







A detached house built in 2018 in a popular residential location within walking distance to schools and amenities. Having accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Master bedroom with en-suite, three further bedrooms and bathroom to first floor. Outside the property has off-road parking to the front, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Steps up to the part glazed entrance door leading to the:

#### ENTRANCE HALL

Having window to front elevation, coved ceiling, radiator, tiled floor and staircase rising to first floor.

#### CLOAKROOM

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

#### LOUNGE

4.92m x 3.23m (16'1" x 10'7")

Having french doors to rear elevation, radiator, tiled floor, television aerial & telephone connection points.

#### DINING KITCHEN

7.41m x 3.48m (24'4" x 11'5")

Having windows to front & rear elevations, part glazed door to side elevation, coved ceiling with inset ceiling spotlights, radiator, tiled floor and television aerial connection point. Fitted with a range of base & wall units with quartz work surfaces & tiled splashbacks comprising: undercounter sink with mixer tap inset to work surface, cupboard, integrated dishwasher & integrated automatic washing machine under, cupboards over. Work surface return with inset five burner gas hob, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface return with cupboards under, cupboards over. Further work surface with cupboards & drawers under, space for upright fridge/freezer to side.







### FIRST FLOOR LANDING

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

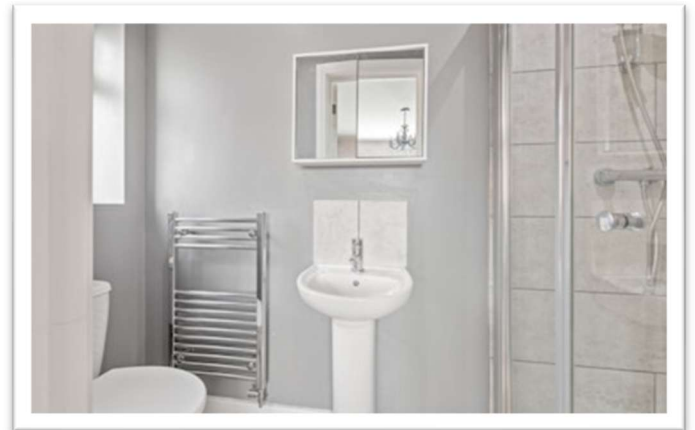
### MASTER BEDROOM

3.48m x 3.28m (11'5" x 10'10")

Having window to rear elevation, radiator, television aerial & telephone connection points.

### EN-SUITE

Having window to side elevation, heated towel rail, extractor, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.





#### BEDROOM TWO

3.49m x 3.07m (11'6" x 10'1")

Having window to front elevation, radiator, television aerial & telephone connection points.



#### BEDROOM THREE

4.02m x 2.95m (13'2" x 9'8")

Having window to front elevation, radiator, television aerial & telephone connection points.



#### BEDROOM FOUR

3.25m x 2.98m (10'8" x 9'10")

Having window to rear elevation, radiator, television aerial & telephone connection points.

#### BATHROOM

Having window to rear elevation, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: Jacuzzi bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





### EXTERIOR

To the front of the property a pair of electric gates open on to a large gravelled area which provides off-road parking giving access to the:

### GARAGE

Having up-and-over door, light, power and gas fired combination boiler providing for both domestic hot water & heating.

### REAR GARDEN

Being enclosed with access from both sides. Having a raised decked area with balustrading and steps down to a paved patio and lawned garden. There is also a hot tub with a pergola over.

### SERVICES

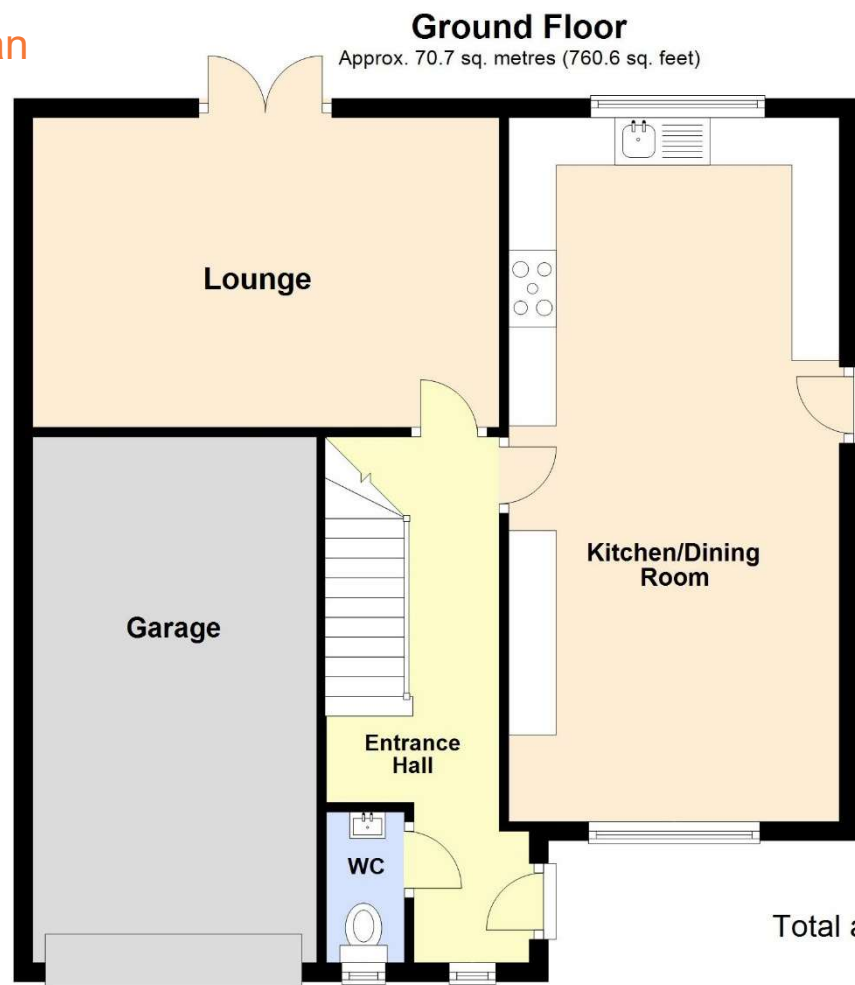
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band D.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



## Floorplan



Total area: approx. 133.7 sq. metres (1439.4 sq. feet)



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### AGENT'S NOTES

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