



39 Meres Way, Swineshead, Boston, PE20 3FG

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Freehold

£340,000



Key Features

- Detached house
- Four bedrooms
- Lounge & study
- Dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & detached double garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B





A modern detached house on a popular residential development at the end of a private road with an open field view to the side. Having over 1,500 square feet of immaculately presented accommodation comprising: entrance hall, cloakroom, study, lounge, dining kitchen with integrated appliances and utility to ground floor. Master bedroom with en-suite, three further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a detached double garage and an enclosed rear garden. The property benefits from gas central heating & double glazing.



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, smoke alarm, wood effect flooring, wood panelling effect to dado height and staircase rising to first floor.

CLOAKROOM

Having radiator, wood effect flooring, close coupled WC and hand basin.

STUDY

3.61m x 2.41m (11'10" x 7'11")

Having window to front elevation, radiator and wood effect flooring.

LOUNGE

5.74m x 3.57m (18'10" x 11'8")

Having window to front elevation and two radiators. Feature sliding doors to the:



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DINING KITCHEN

8.88m x 3.23m (29'1" x 10'7")

Having two windows & french doors to rear elevation, inset ceiling spotlights, two radiators and wood effect flooring. Fitted with a range of base & wall units with marble work surfaces & upstands comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under. Work surface return with inset electric hob, cupboards & drawers under, cupboards & stainless steel cooker hood over. Range of tall units incorporating two integrated electric oven and integrated fridge & freezer.

UTILITY

2.3m x 1.6m (7'6" x 5'2")

Having part glazed door to side elevation, inset ceiling spotlights, wood effect flooring, understairs storage cupboard, work surface with cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboard & shelving over.



FIRST FLOOR LANDING

Having window to side elevation, radiator, access to roof space, smoke alarm and built-in airing cupboard.

MASTER BEDROOM

4.72m x 3.57m (15'6" x 11'8")

Having window to front elevation, radiator and feature wainscot effect to one wall.

EN-SUITE

2.3m x 1.67m (7'6" x 5'6")

Having window to front elevation, inset ceiling spotlights, heated towel rail, part tiled walls, wood effect flooring and extractor. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

4.14m x 3.52m (13'7" x 11'6")

(max) Having window to rear elevation, radiator and fitted wardrobes with central shelving.

BEDROOM THREE

3.44m x 3.4m (11'4" x 11'2")

Having window to front elevation and radiator.

BEDROOM FOUR

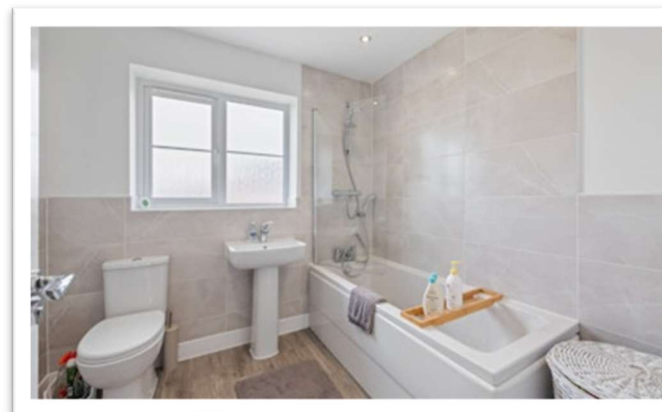
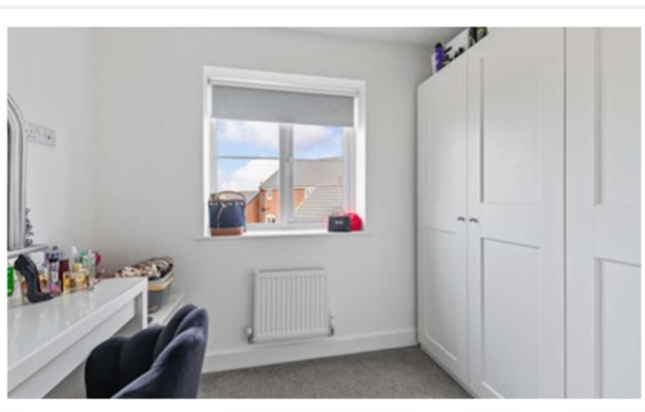
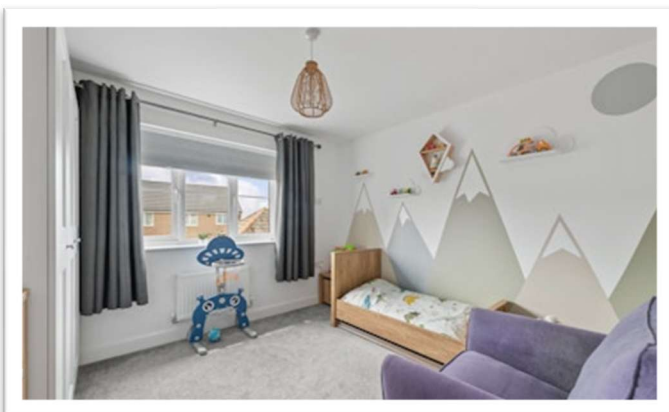
2.82m x 2.18m (9'4" x 7'2")

Having window to rear elevation and radiator.

BATHROOM

2.34m x 2.18m (7'8" x 7'2")

Having window to rear elevation, inset ceiling spotlights, heated towel rail, part tiled walls and wood effect flooring. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a shaped lawn, granite chipped area and paved footpath leading to the front entrance door. A block paved driveway provides off-road parking and leads to the:

DOUBLE GARAGE

Of brick & tile construction and having two up-and-over doors, light & power. Gated access to the:

REAR GARDEN

Being enclosed and having a paved patio, lawned garden and children's play area.

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

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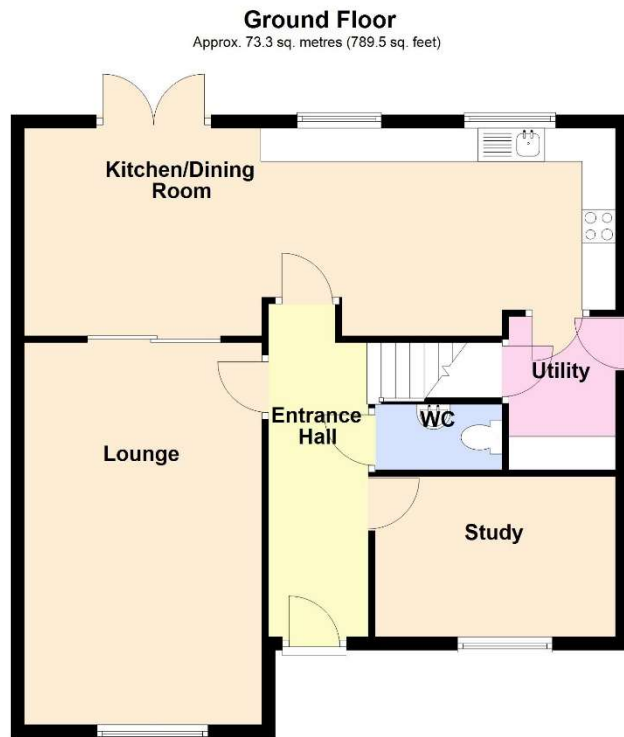
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Floorplan



Total area: approx. 145.6 sq. metres (1567.0 sq. feet)



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