



58 Linden Way, Boston, PE21 9DS



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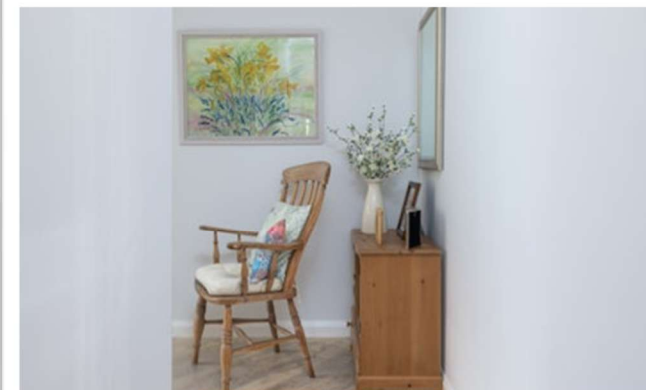
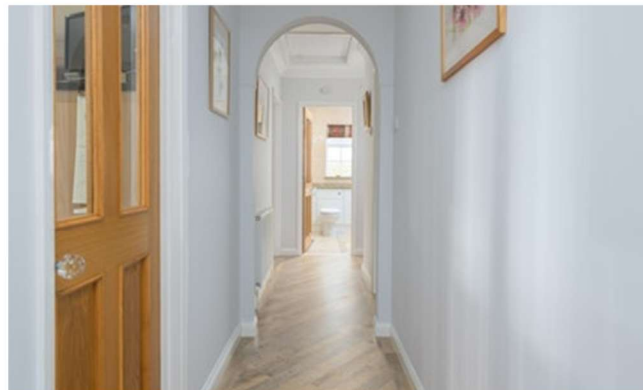
Freehold

Offers in excess of £355,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining room
- Breakfast kitchen & utility
- Bathroom & shower room
- Driveway, garage & gardens
- Sought after location
- EPC rating C





An extended detached bungalow on a prominent corner plot in a sought after location overlooking a green and convenient for Boston High School and Pilgrim Hospital. Having over 1,450 square feet of beautifully presented accommodation comprising: entrance hall, lounge, rear hallway, dining room, bathroom, utility room, breakfast kitchen, three double bedrooms and shower room. Outside the property has a driveway providing ample off-road parking, a garage with attached store/utility and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, two radiators, Karndean flooring, two smoke alarms, built-in cupboard and double airing cupboard housing hot water cylinder with shelving. There is also access to roof space with drop down ladder and housing the gas fired boiler providing for both domestic hot water & heating with Hive smart system.

LOUNGE

6.5m x 3.91m (21'4" x 12'10")

Having bow window to front elevation, french doors with side screens to rear elevation & garden, coved ceiling, radiator, television aerial & telephone connection points and fireplace with marble back & hearth, inset gas fire with remote control and marble surround.

REAR HALL

Having part glazed door to rear elevation, coved ceiling, radiator, smoke alarm and tiled floor.

DINING ROOM

4.04m x 3.71m (13'4" x 12'2")

Having window to front elevation, coved ceiling, radiator, television aerial connection point and tiled floor.

BATHROOM

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

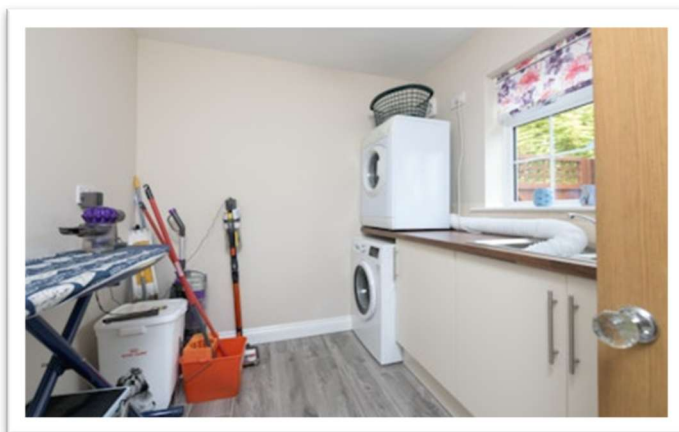
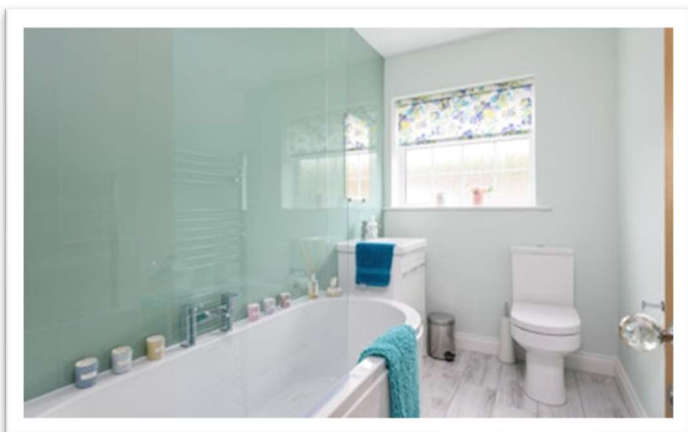
UTILITY

2.74m x 3.26m (9'0" x 10'8")

Having window to rear elevation, radiator, extractor, tiled floor, work surface with tiled splashback, inset 1 1/4 bowl stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine under.

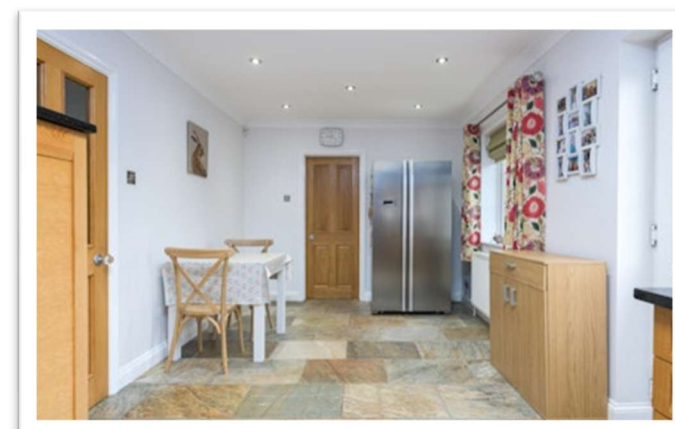
 **NEWTONFALLOWELL**





BREAKFAST KITCHEN 6.15m x 2.92m (20'2" x 9'7")

Having two windows & part glazed door to rear elevation, coved ceiling with inset ceiling spotlights, radiator, television aerial connection point and slate tiled floor. Fitted with a range of base & wall units with granite work surfaces, upstands & undercabinet lighting comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under. Work surface return with space for range style cooker, cupboards under, cupboards & cooker hood over. Work surface return with cupboard & drawers under, integrated microwave over and integrated fridge to one side.



BEDROOM ONE

4.39m x 3.86m (14'5" x 12'8")

Having window to front elevation, coved ceiling, radiator and television aerial connection point.

BEDROOM TWO

3.84m x 3.25m (12'7" x 10'8")

Having window to front elevation, coved ceiling and radiator.

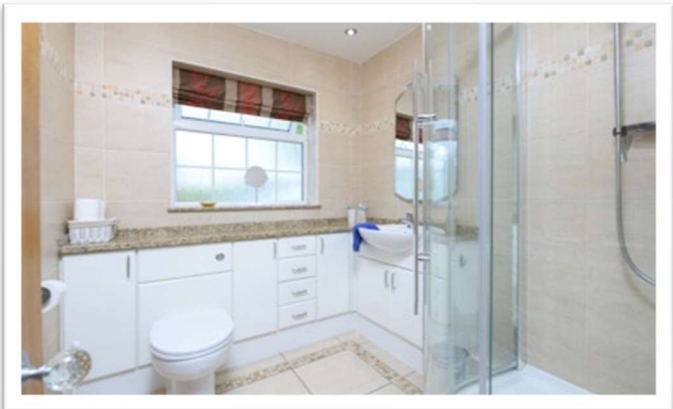
BEDROOM THREE

3.25m x 2.92m (10'8" x 9'7")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobes with overhead cupboards.

SHOWER ROOM

Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: corner shower enclosure with mixer shower fitting, range of cupboards & drawers with granite vanity surface, inset hand basin & WC with concealed cistern.



EXTERIOR

To the front of the property there are shaped lawns to either side of a paved footpath leading to the front entrance door. To the left hand side of the property there is a gravelled area with shrubs and gated access to the rear garden. To the right hand side of the property there is a large block paved driveway which provides ample off-road parking which has a gate to the rear garden and access to the:

GARAGE

4.75m x 2.59m (15'7" x 8'6")

Having up-and-over door, window & door to rear, light and power. Attached to the garage there is a:

STORE/UTILITY

Having part glazed door, electric heater, tiled floor, work surface with inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine & water softener under.

REAR GARDEN

Being fully enclosed by timber fencing. Majority laid to lawn with borders, having paved patio & footpaths, garden shed, outside water tap & power socket. The property also has downlighters in the soffits.

SERVICES

The property has mains gas, electricity, water & drainage connected. Heating is via a gas fired boiler served by 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. 137.8 sq. metres (1482.8 sq. feet)



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