



277 London Road, Boston, PE21 7BA

 3  2  3

Freehold

£250,000



Key Features

- Detached house
- Three bedrooms
- Lounge/diner, further reception & office
- Kitchen & utility
- Shower room & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating C – NO CHAIN





A beautifully updated and extended detached home offering over 1,500 square feet of stylish and versatile living space, perfectly positioned on the outskirts of town.

Designed for modern family life, the ground floor has a welcoming entrance hall, a spacious lounge/diner which flows into an additional reception room and dedicated home office. A fitted kitchen with adjoining utility and a sleek shower room complete the layout. Upstairs, three generously sized bedrooms are served by a well-appointed family bathroom.



The exterior is just as appealing, with a lawned front garden, private enclosed low maintenance rear garden ideal for relaxing or entertaining and a rear driveway providing off-road parking with a garage. With gas central heating, double glazing throughout and NO CHAIN, this property combines comfort, convenience and style in equal measure.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, tiled floor, staircase rising to first floor and understairs storage cupboard.

LOUNGE/DINER

8.46m x 3.72m (27'10" x 12'2")

(max into bay) Having box bay window to front elevation, coved ceiling with inset ceiling spotlights, two radiators, wood effect flooring and stone effect fireplace with inset wood burner. Opening to the:

RECEPTION ROOM

4.08m x 2.82m (13'5" x 9'4")

Having french doors to rear elevation, coved ceiling with inset ceiling spotlights, radiator, wood effect flooring and two built-in cupboards with one housing the gas fired boiler providing for both domestic hot water & heating.







SHOWER ROOM

2.26m x 1.65m (7'5" x 5'5")

(max) Having coved ceiling with inset ceiling spotlights, chrome heated towel rail, tiled floor, extractor, fully tiled shower enclosure with electric shower fitting, close coupled WC and hand basin inset to unit with cupboard under.

OFFICE

3.81m x 2.42m (12'6" x 7'11")

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator and wood effect flooring.

KITCHEN

3.68m x 2.77m (12'1" x 9'1")

(max) Having part glazed door to side elevation, coved ceiling with inset ceiling spotlights, chrome heated towel rail and tiled floor. Fitted with a range of base & wall units with wood block work surfaces & tiled splashbacks comprising: belfast style sink with mixer tap inset to work surface, cupboards, drawers & dishwasher under, cupboards over. Work surface return with space for range style cooker, cupboards, wine racks & stainless steel cooker hood over. Further work surface with cupboard, integrated fridge & freezer under, cupboards over and work surface return with cupboards under.

UTILITY

1.88m x 1.07m (6'2" x 3'6")

Having window to side elevation, coved ceiling with inset ceiling spotlights, wood effect flooring, work surface with tiled splashback, cupboard, space & plumbing for automatic washing machine under, cupboards over.



FIRST FLOOR LANDING

Having two windows to side elevation, coved ceiling with inset ceiling spotlights and built-in airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE

3.94m x 3.73m (12'11" x 12'2")

Having two windows to front elevation, coved ceiling with inset ceiling spotlights and radiator.

BEDROOM TWO

3.7m x 3.03m (12'1" x 9'11")

(max) Having window to rear elevation, coved ceiling with inset ceiling spotlights and radiator.

BEDROOM THREE

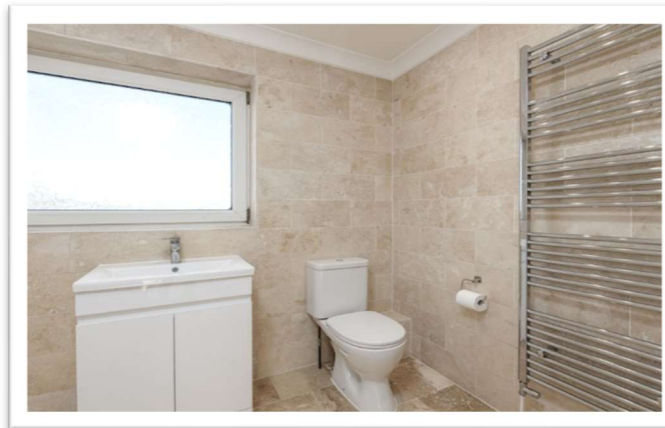
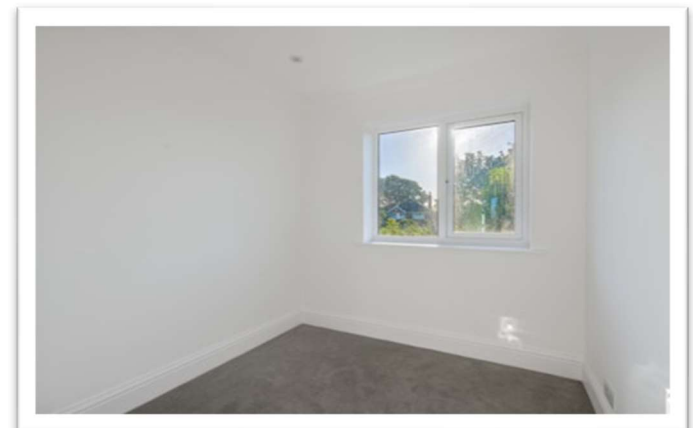
2.94m x 2.11m (9'7" x 6'11")

(max) Having window to front elevation, coved ceiling with inset ceiling spotlights and radiator.

BATHROOM

2.77m x 1.68m (9'1" x 5'6")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, chrome heated towel rail, tiled walls, tiled floor, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and hand basin inset to unit with cupboard under.



EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door. Gated access to the:

REAR GARDEN

Being enclosed and having a decked patio area, artificial grass and outside power point. To the side of the property there is gated access to a timber store which can also be accessed from the front of the property.

To the rear of the garden there is a gate which leads to a driveway accessed off Delfield Road which provides off-road parking and leads to the:

GARAGE

4.46m x 2.42m (14'7" x 7'11")

Having electric roller door, service door to side, radiator, light and power.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C. Consumer unit new 2025.

VIEWINGS

By appointment with Newton Fallowell - telephone 01205 353100.



 **NEWTONFALLOWELL**



Floorplan



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk

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.