



5 Glen Drive, Boston, PE21 7QB

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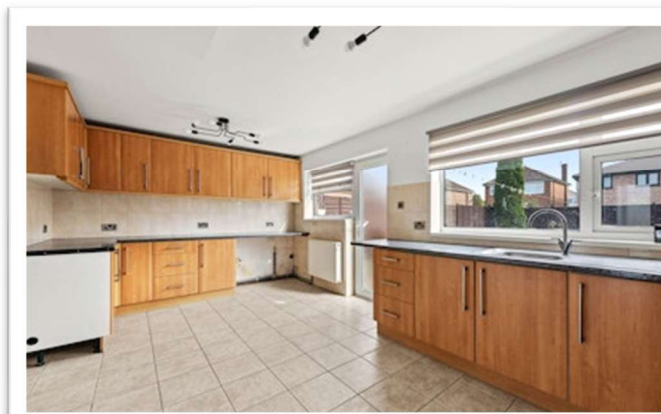
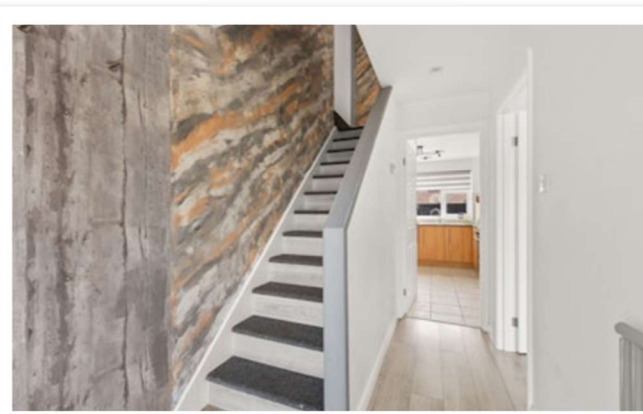
Freehold

£250,000



## Key Features

- Detached house
- Five bedrooms
- Lounge, dining room & breakfast kitchen
- Driveway & garage
- Good size enclosed rear garden
- Gas central heating & double glazing
- NO CHAIN
- EPC rating D



## Spacious Five-Bedroom Detached Home with Garage - No Chain

Situated in a sought-after residential area just off Sleaford Road, this extended detached family home offers generous living space and fantastic potential for modernisation.

The ground floor comprises of an entrance hall, a dining room and a good size breakfast kitchen. To the first floor, there are five bedrooms along with a family bathroom, providing flexible accommodation for growing families or those seeking extra space.

Externally, the property enjoys a lawned front garden, a block-paved driveway offering off-road parking, a garage and a fully enclosed rear garden, ideal for children, pets or outdoor entertaining.

Additional benefits include gas central heating and double glazing throughout. Offered with no onward chain, this is a wonderful opportunity to create your ideal family home in a highly desirable location.

### ACCOMMODATION

Sliding doors through to the:

### PORCH

Having screen to side elevation, tiled floor and glazed door with side screen to the:

### ENTRANCE HALL

Having radiator, inset ceiling spotlights, wood effect flooring and staircase rising to first floor.

### LOUNGE

3.78m x 3.66m (12'5" x 12'0")

Having window to front elevation, coved & textured ceiling, radiator and wood effect flooring.

### BREAKFAST KITCHEN

5.31m x 3.35m (17'5" x 11'0")

Having windows & part glazed door to rear elevation, radiator, tiled floor and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with cupboard under, five burner gas oven to side with stainless steel splashback & extractor over. Further work surface with cupboards, drawers, space & plumbing for automatic washing machine & tumble dryer under, cupboards over. Work surface return with cupboards under, cupboards over and space for fridge/freezer to side. Opening to the:

### DINING ROOM

3.45m x 3m (11'4" x 9'10")

Having french doors with side screens to rear elevation & garden, coved & textured ceiling, radiator and wood effect flooring.

### FIRST FLOOR LANDING

Having window to side elevation, radiator and access to roof space.

### BEDROOM ONE

3.66m x 3.35m (12'0" x 11'0")

Having window to front elevation, coved ceiling and radiator.

### BEDROOM TWO

3.33m x 3.12m (10'11" x 10'2")

Having window to rear elevation, radiator and built-in cupboard.

### BEDROOM THREE

4.06m x 2.44m (13'4" x 8'0")

Having window to front elevation and radiator.

### BEDROOM FOUR

2.82m x 2.29m (9'4" x 7'6")

Having window to rear elevation and radiator.

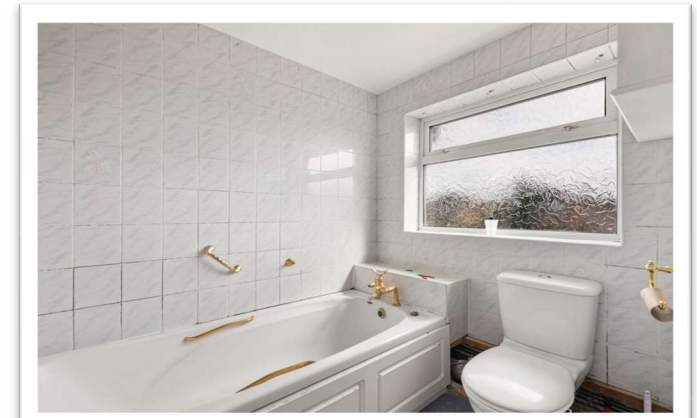
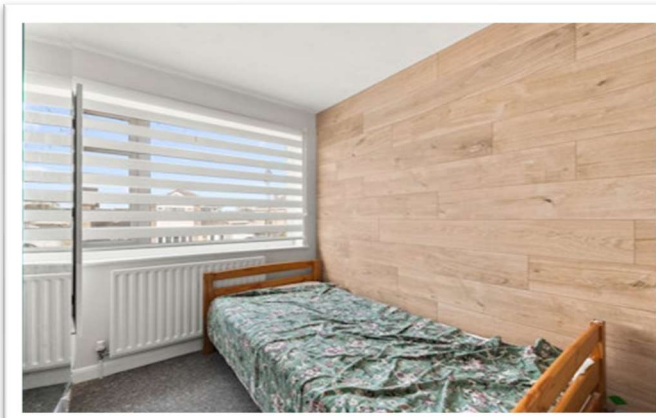
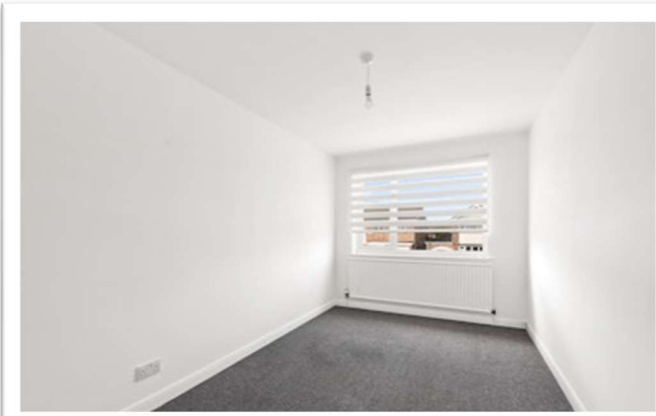
### BEDROOM FIVE

2.44m x 2.08m (8'0" x 6'10")

Having window to front elevation and radiator.

### BATHROOM

Having window to rear elevation, radiator, tiled walls, panelled bath and close coupled WC.



### EXTERIOR

To the front of the property there is a lawned garden. A block paved driveway provides off-road parking and leads to the:

### GARAGE

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

Gated access to the:

### REAR GARDEN

Being enclosed and laid to lawn and having a paved patio and a paved seating area to the far rear.

### 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 C.

### VIEWING

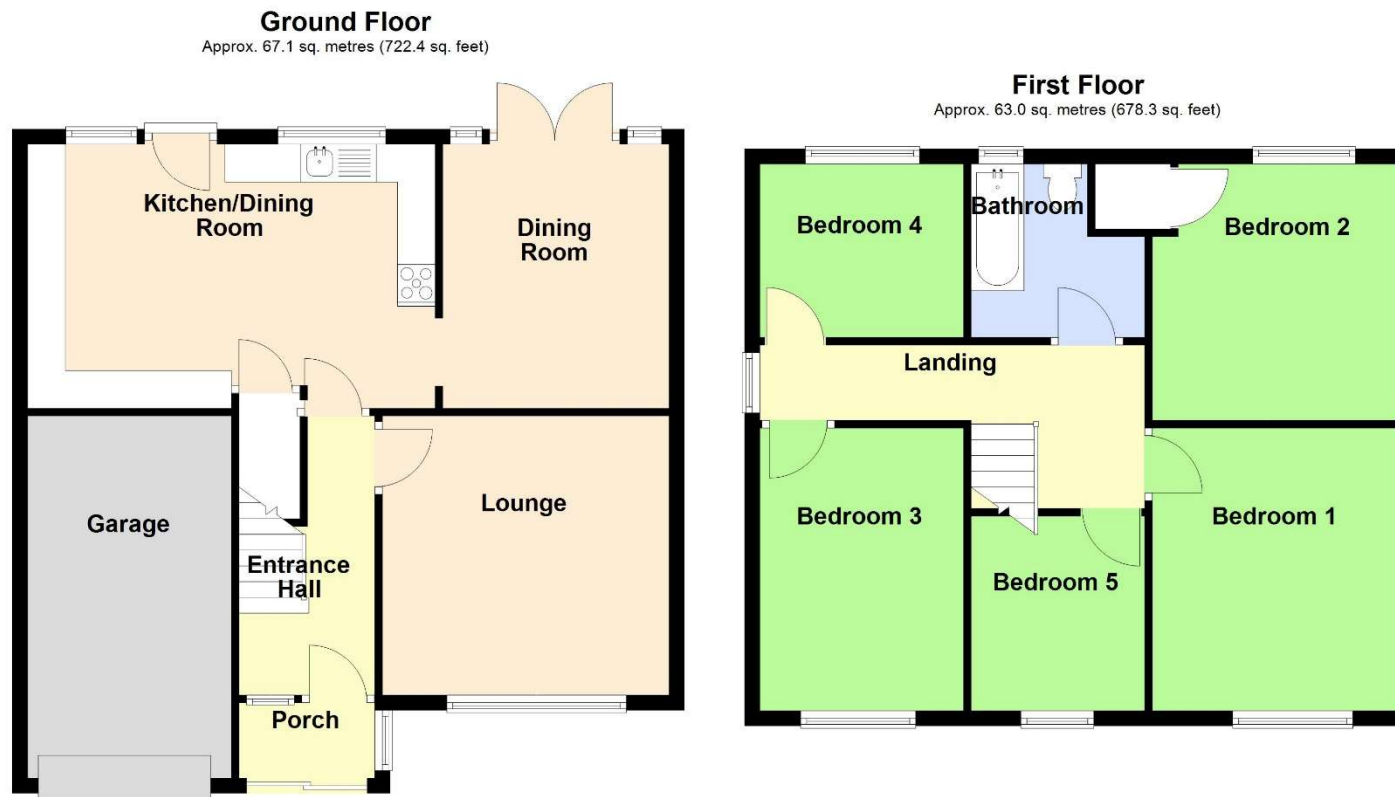
By appointment with Newton Fallowell - telephone 01205 353100.



 **NEWTONFALLOWELL**



## Floorplan



Total area: approx. 130.1 sq. metres (1400.7 sq. feet)



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### AGENT'S NOTES

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