



7 Tollfield Road, Boston, PE21 9PN



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Freehold

£525,000



Key Features

- Detached house with annexe
- Four bedrooms in total
- Multiple reception rooms
- Fitted kitchen & annexe kitchen
- Three shower rooms & three cloakrooms
- Ample off-road parking & double garage
- Plot approx. 0.37 acre (STS)
- EPC rating C – NO CHAIN



Spacious Detached Family Home with Annexe on a Generous Plot

Set on an impressive plot of approximately 0.37 acres (STS), this substantial detached residence offers over 2,400 sq. ft. of versatile living space — ideal for families seeking flexibility, multi-generational living or those working from home.

Conveniently located within easy reach of the A16, Pilgrim Hospital and well-regarded local schools, the property combines a peaceful setting with excellent access to amenities.

The main house features a welcoming entrance hall, study, spacious lounge, formal dining room, bright sun room and a well-equipped fitted kitchen to the ground floor. Upstairs, the master bedroom benefits from its own en-suite, alongside two further bedrooms, a cloakroom and a modern shower room.

The self-contained annexe provides exceptional flexibility, comprising a comfortable sitting room and kitchen on the ground floor, with a bedroom, shower room and cloakroom above, perfect for guests or extended family.

Outside, the property enjoys ample off-road parking to the front, a double garage and an established, enclosed rear garden, offering both privacy and space for outdoor entertaining.

This impressive home combines space, comfort, and versatility - an ideal choice for modern family living. NO CHAIN







ACCOMMODATION

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

ENTRANCE HALL

Having parquet style oak flooring, radiator, staircase rising to first floor and understairs storage.

STUDY

3.25m x 3.1m (10'8" x 10'2")

Having bay window to front elevation, window to side elevation, inset ceiling spotlights and radiator.

LOUNGE

5.51m x 4.47m (18'1" x 14'8")

Having bay windows to front & side elevations, sliding doors to rear elevation & garden, coved ceiling with inset ceiling spotlights, radiator and engineered wood flooring. Open arch to the:

DINING ROOM

3.58m x 3.51m (11'8" x 11'6")

Having coved ceiling with inset ceiling spotlights, radiator and herringbone oak flooring.

SUN ROOM

4.67m x 3.66m (15'4" x 12'0")

Having windows to side & rear elevations, inset ceiling spotlights and laminate flooring.

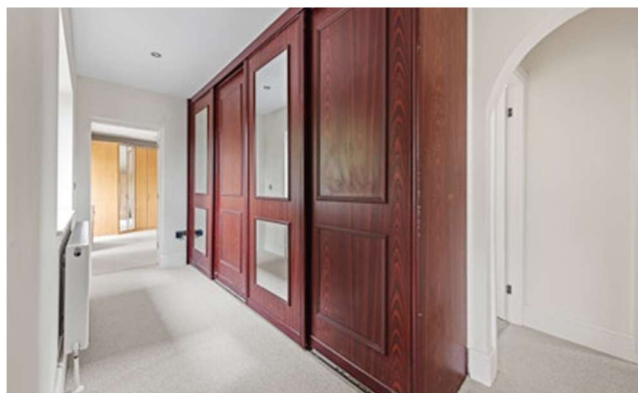
INNER HALLWAY

Having part glazed door to side elevation.

KITCHEN

5.18m x 3.28m (17'0" x 10'10")

Having windows to side elevation, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base and wall units with upstands & tiled splashbacks incorporating: undercounter sinks with mixer taps, gas hob with extractor over, integrated electric double oven & microwave, integrated fridge/freezer, integrated dishwasher, space & plumbing for automatic washing machine.



HALLWAY

Having further staircase rising to bedroom four, radiator and storage off with window to side.

CLOAKROOM

Having window to side elevation, heated towel rail, hand basin inset to vanity unit and WC with concealed cistern.

ANNEXE SITTING ROOM

4.8m x 3.56m (15'8" x 11'8")

Having windows to side & rear elevations and radiator.

ANNEXE KITCHEN

2.67m x 2.36m (8'10" x 7'8")

Having window to rear elevation, re-fitted with base & wall units, work surface, integrated electric oven, microwave, fridge, freezer and gas hob with extractor over. Cupboard housing gas fired boiler serving the annexe.

FIRST FLOOR LANDING

Having window to front elevation.

MASTER BEDROOM

5.54m x 4.47m (18'2" x 14'8")

Having bay window to front elevation, windows to side & rear elevations, inset ceiling spotlights and radiator.

SHOWER ROOM

Having inset ceiling spotlights, heated towel rail, tiled walls, tiled floor, shower enclosure and close coupled WC with hand basin over.

BEDROOM TWO

3.58m x 3.56m (11'8" x 11'8")

Having window to rear elevation, inset ceiling spotlights and radiator.

BEDROOM THREE

3.25m x 3.76m (10'8" x 12'4")

Having bay window to front elevation, window to side elevation, inset ceiling spotlights and radiator.



CLOAKROOM

Having window to side elevation, radiator, vanity hand basin and WC with concealed cistern.

SHOWER ROOM

Having window to side elevation, heated towel rail, tiled walls, tiled floor, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

ANNEXE BEDROOM FOUR

3.38m x 3.23m (11'1" x 10'7")

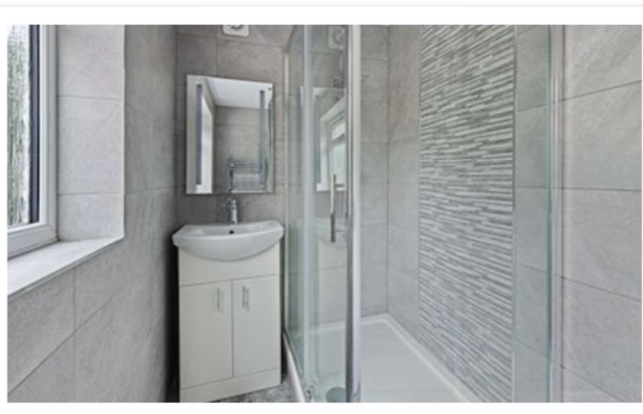
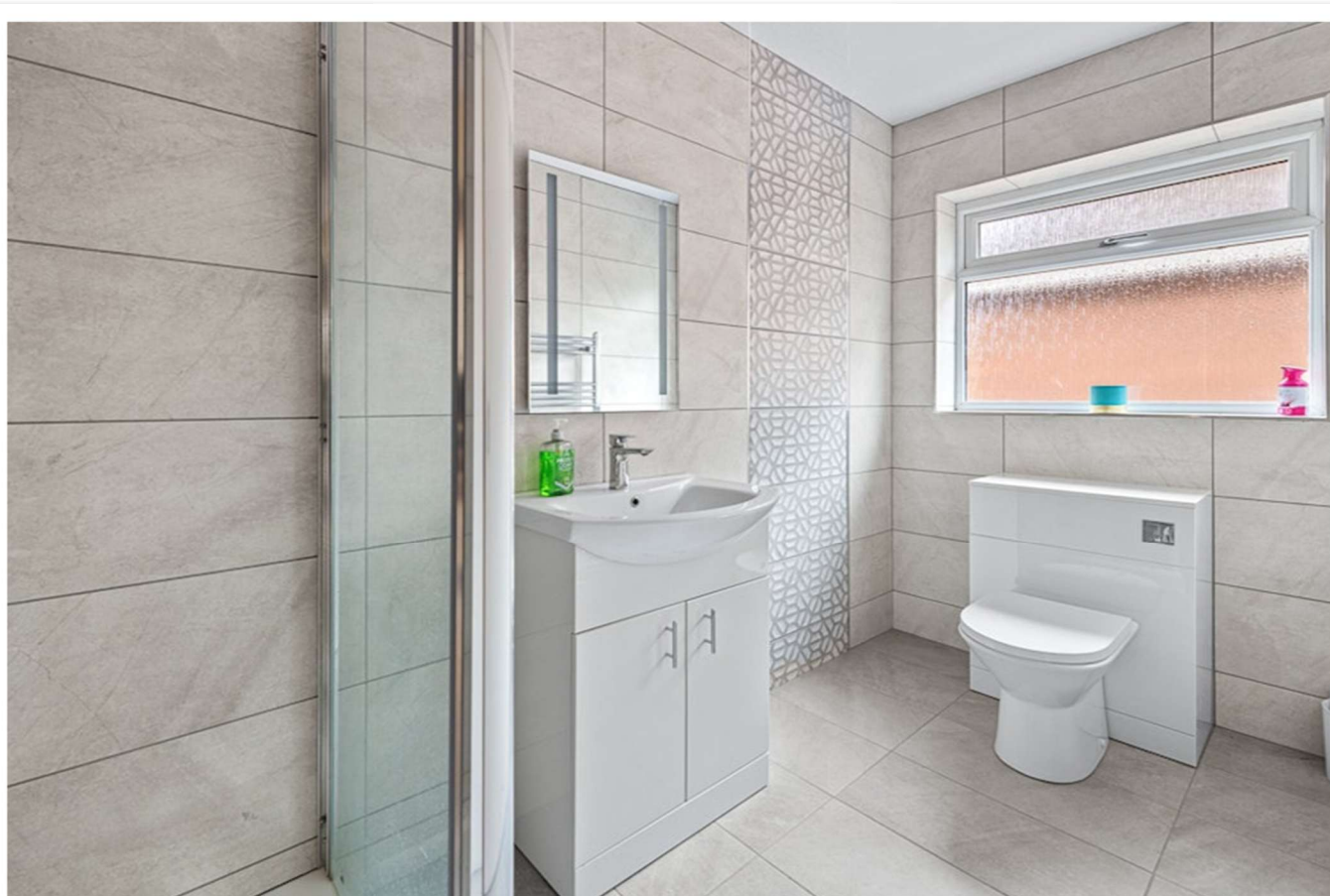
Having window to side elevation, inset ceiling spotlights and radiator.

CLOAKROOM

Having window to side elevation, low level WC and hand basin.

SHOWER ROOM

Having window to side elevation, heated towel rail, tiled walls, tiled floor, large shower enclosure with mixer shower fitting and vanity hand basin.



EXTERIOR

To the front of the property there is a large driveway which provides ample off road parking leading to the:

DOUBLE GARAGE

Having two electric up-and-over doors, windows to side, door to rear, light and power.

REAR GARDEN

Being enclosed and majority laid to lawn with established borders and a paved patio.

THE PLOT

The property occupies a plot of approximately 0.37 acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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 F.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

We are advised that the property has been partially renovated, was re-wired in 2021, has new radiators, new fascias & flat roof in 2021. The annexe kitchen is new & re-carpeted in 2023.



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Floorplan



Total area: approx. 230.1 sq. metres (2476.4 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk