



9 Park View, Frithville, Boston, PE22 7HA



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Freehold

£375,000



Key Features

- Detached house
- Four bedrooms
- Lounge, dining room & conservatory
- Breakfast kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & detached double garage
- Plot approx. 0.22 acre (STS)
- EPC rating TBC





A substantial detached house, this well-presented four bedroom residence provides generous living accommodation within the sought-after area of Frithville, situated to the north of Boston. On a plot of approximately 0.22 acre, subject to survey and towards the end of an exclusive cul-de-sac and overlooking a green area to the front. The property is thoughtfully arranged to offer a range of versatile spaces and modern conveniences, ideally suited for family living.

Entry to the property reveals a welcoming porch and entrance hall with a handy cloakroom off. The internal layout comprises of a spacious lounge and a dedicated dining room, each benefiting from ample natural light. The addition of a large conservatory further enhances the living space, providing views over the enclosed rear garden and offering an inviting environment for relaxation or entertaining.



At the heart of the home lies a breakfast kitchen, complemented by a utility area to support everyday household requirements.

All four bedrooms are well proportioned, providing comfortable accommodation for family members or visitors. Further useful additions include a family bathroom with a separate shower and an en-suite to the principal bedroom, ensuring convenience and privacy for residents and guests alike.

The property occupies a generous plot approaching approximately 0.22 acre (subject to survey), with an enclosed private garden to the rear, offering both security and seclusion. Externally, the property also features a driveway and a detached double garage, providing extensive parking and hardstanding options.







ACCOMMODATION

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

PORCH

Having windows to both side elevations, coved ceiling and tiled floor.

ENTRANCE HALL

Having coved ceiling, radiator, tiled floor and staircase rising to first floor with storage under.

CLOAKROOM

Having coved ceiling, radiator, tiled floor, extractor, close coupled WC and pedestal hand basin with mermaid board splashback.

LOUNGE

6.27m x 4.04m (20'7" x 13'4")

Having window to front elevation, coved ceiling and two radiators.

CONSERVATORY

6.84m x 3.99m (22'5" x 13'1")

(max) Of sealed unit double glazed construction on brick walls with insulated uPVC roof. Having french doors to rear garden, three radiators and wood effect laminate flooring.

DINING ROOM/SITTING ROOM

3.69m x 3.35m (12'1" x 11'0")

Having sliding doors to rear elevation, coved ceiling and radiator.



BREAKFAST KITCHEN

4.59m x 4m (15'1" x 13'1")

Having windows to side and rear elevations, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base and wall units with work surfaces & splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers, integrated dishwasher & fridge under, cupboards over. Work surface return with inset Belling electric range style cooker, cupboards & drawers under, cupboards & stainless steel cooker hood over.

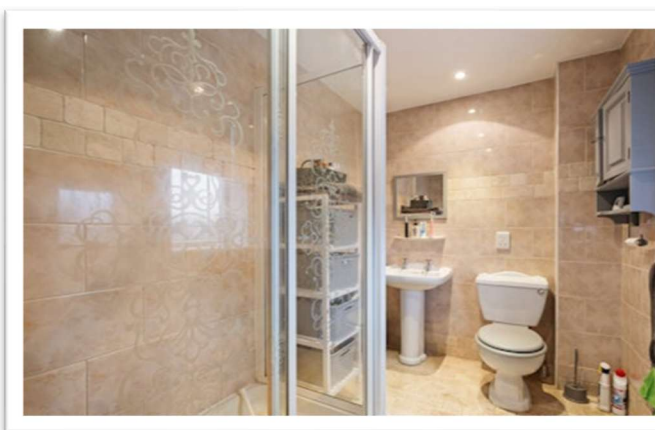
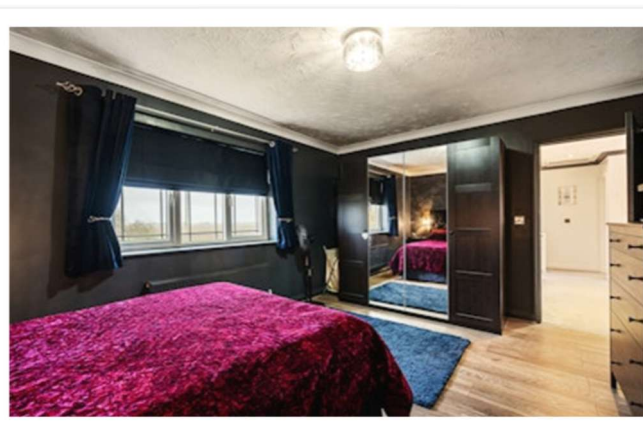
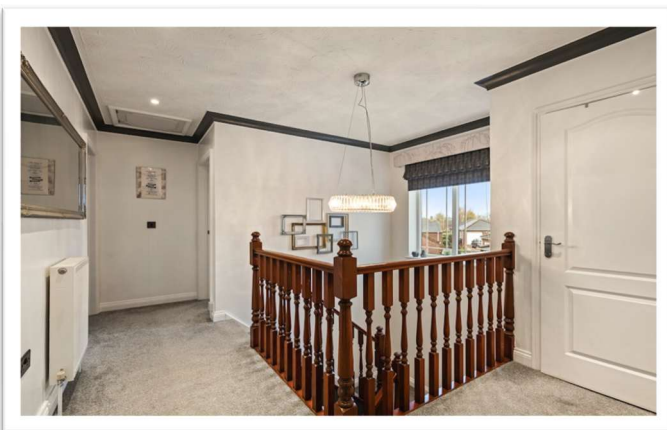
UTILITY

3.5m x 2.12m (11'6" x 7'0")

Having window to front elevation, part glazed door to side elevation, coved ceiling, tiled floor, extractor and wall mounted oil fired boiler providing for both domestic hot water & heating. Work surface with inset stainless steel sink & drainer with mixer tap, cupboards, space & plumbing for automatic washing machine & tumble dryer under cupboard over and double larder style unit.

FIRST FLOOR LANDING

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, built-in airing cupboard housing hot water cylinder with shelving and access to part boarded roof space.



MASTER BEDROOM

4.6m x 3.61m (15'1" x 11'10")

Having window to rear elevation, coved ceiling, radiator and laminate flooring.

EN-SUITE

Having window to side elevation, inset ceiling spotlights, underfloor heating, heated towel rail, extractor, shaver point, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

3.69m x 3.34m (12'1" x 11'0")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

4.05m x 3.17m (13'4" x 10'5")

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

BEDROOM FOUR

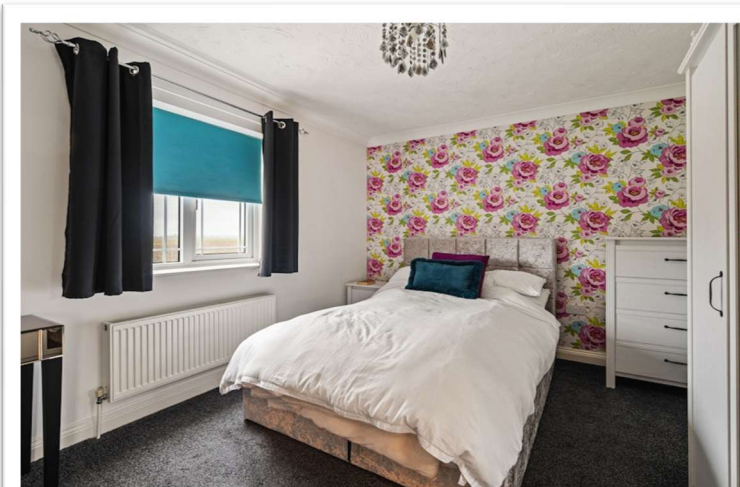
4.04m x 2.98m (13'4" x 9'10")

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

BATHROOM

2.74m x 2.52m (9'0" x 8'4")

Having window to front elevation, inset ceiling spotlights, heated towel rail, extractor, shaver point, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a block paved area which provides ample off road parking & hardstanding leading to the:

DETACHED DOUBLE GARAGE

Of brick & tile construction. Having two up-and-over doors, part glazed door & window to side, light and power.

REAR GARDEN

Being fully enclosed with side access. Having a large lawn, paved patio and decked area.

THE PLOT

The property occupies a plot of approximately 0.22 acre, 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.

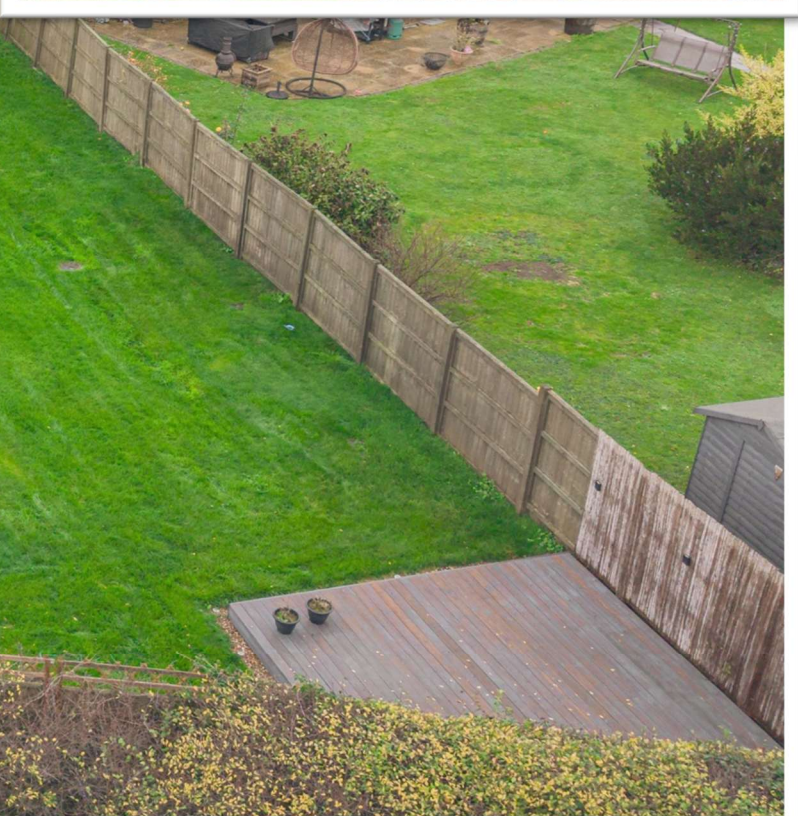
SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band E.

LOCAL AREA

Frithville is located north of Boston, offering a peaceful residential setting while maintaining convenient access to the amenities and services of Boston town centre. The area is known for its blend of rural surroundings and accessibility, with local facilities, schooling and transport links available nearby. Residents benefit from a balance of tranquil country living with the practicality of proximity to urban amenities, making this an appealing location for a variety of lifestyles.





Floorplan



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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lifetime legal

 **NEWTON FALLOWELL**

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