



234 Sleaford Road, Boston, PE21 7PG

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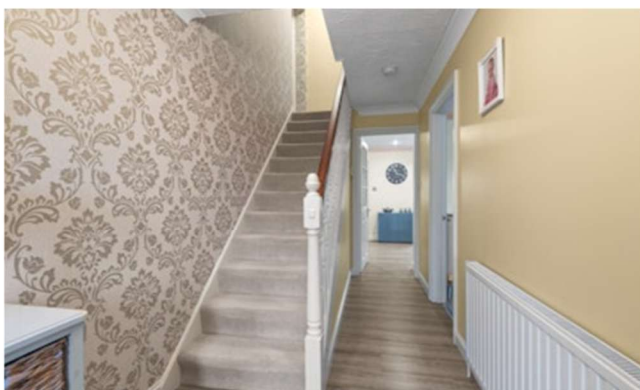
Freehold

£299,950



Key Features

- Extended detached house
- Four bedrooms
- Lounge & dining room with kitchen off
- Garden room & utility
- Cloakroom & bathroom with separate shower
- Off-road parking & garage
- Enclosed rear garden
- EPC rating TBC





This substantial extended detached house presents an excellent opportunity to acquire a well-appointed family residence in a sought after location just off Sleaford Road. Boasting four generously sized bedrooms, the property offers over 1,700 square feet of well presented accommodation suited to a range of requirements.

The living spaces comprise a welcoming lounge and a dining room which flows through to the extensively fitted kitchen with integrated appliances promoting ease of access and functionality for daily living. There is also a superb garden room, which provides an additional space ideal for relaxation or informal gatherings, with pleasant views and access to the enclosed rear garden.



The home benefits from a practical utility area and a cloakroom to enhance everyday convenience. A large bathroom is fitted with both a bath and a separate shower, catering for all preferences. Quality fixtures and finishes are apparent throughout, complemented by gas central heating and double glazing, ensuring comfort and energy efficiency in all seasons.

Externally, there is off-road parking and hardstanding to the front of the property plus a garage. The residence also features a private and enclosed rear garden, offering an attractive and secure environment for outdoor activities.

ACCOMMODATION

Part glazed front entrance door with windows to either side through to the:

ENTRANCE HALL

Having coved ceiling, radiator, luxury vinyl flooring and staircase rising to first floor.

LOUNGE

4.56m x 3.79m (15'0" x 12'5")

Having bow window to front elevation, coved ceiling, radiator and multi-fuel burner inset to limestone fireplace.

DINING ROOM

5.69m x 2.59m (18'8" x 8'6")

Having window side elevation, coved ceiling with inset ceiling spotlights, radiator, understairs storage cupboard and luxury vinyl flooring. Opening to the:



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KITCHEN

4.13m x 2.92m (13'6" x 9'7")

Having window to rear elevation, large Velux rooflight, coved ceiling with inset ceiling spotlights and continuation of luxury vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards over. Work surface return with inset Belling range style cooker, cupboards under, cupboards & stainless steel cooker hood over, tall unit to side housing integrated fridge & freezer. Further work surface return with cupboards & drawers under, cupboards over and tall unit to side.

UTILITY

2.47m x 2.29m (8'1" x 7'6")

Having part glazed door to side elevation, coved ceiling, radiator, luxury vinyl flooring, extractor, work surface with tiled splashback, inset composite sink & drainer with mixer tap, cupboard, space & plumbing for automatic washing machine & tumble dryer under.

CLOAKROOM

Having window to side elevation, coved ceiling, radiator, luxury vinyl flooring, close coupled WC and wall mounted hand basin.

GARDEN ROOM

4.17m x 4.04m (13'8" x 13'4")

Having french doors with side screens to rear elevation & garden, two radiators and wood flooring.



FIRST FLOOR LANDING

Having coved ceiling and access to roof space.

BEDROOM ONE

3.89m x 3.35m (12'10" x 11'0")

Having window to front elevation, coved ceiling, radiator, built-in wardrobes & drawers.

BEDROOM TWO

3.37m x 3.34m (11'1" x 11'0")

Having window to rear elevation, coved ceiling, radiator and built-in airing cupboard with radiator and shelving.

BEDROOM THREE

5.15m x 2.48m (16'11" x 8'1")

Having window to front elevation, coved ceiling and radiator.

BEDROOM FOUR

2.66m x 2.27m (8'8" x 7'5")

Having window to front elevation, coved ceiling and radiator.

BATHROOM

Having window to rear elevation, inset ceiling spotlights, radiator, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, freestanding roll-top bath with central mixer tap, close coupled WC and hand basin inset to vanity unit with cupboards under.





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EXTERIOR

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

GARAGE

4.96m x 2.51m (16'4" x 8'2")

Having electric roller door, door to side, light, power and gas fired combination boiler providing for both domestic hot water & heating.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio and garden shed.

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

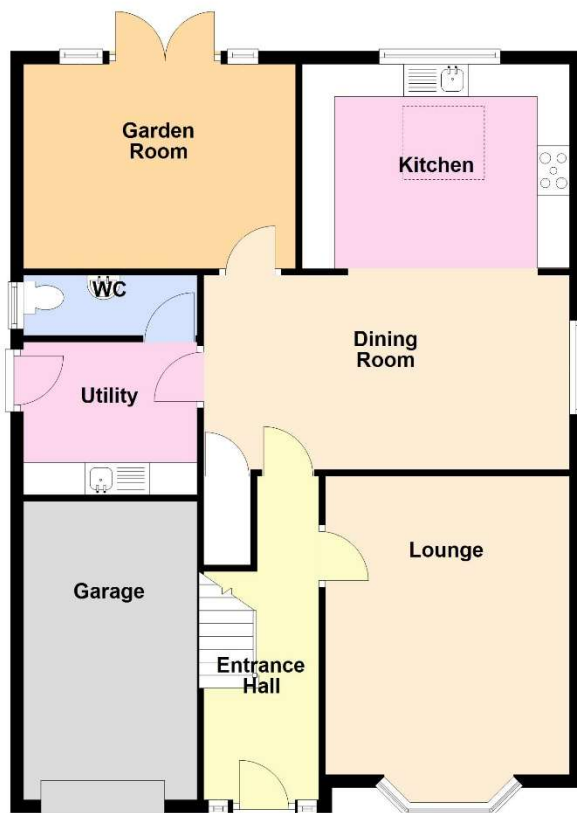
By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan

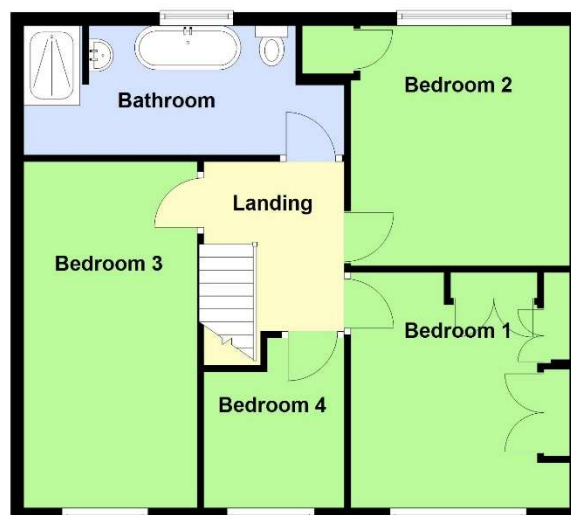
Ground Floor

Approx. 94.5 sq. metres (1017.4 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.5 sq. feet)



Total area: approx. 158.2 sq. metres (1702.9 sq. feet)

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LOCAL AREA

Situated in Boston, this property enjoys proximity to a range of local amenities including shops, schools, and transport links. The area is well-regarded for its blend of community atmosphere and accessibility, making it a convenient location for families and professionals alike. The surrounding environment provides an appealing setting with a variety of leisure facilities and services available.

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