



6 Kenleigh Drive, Boston, PE21 0NQ



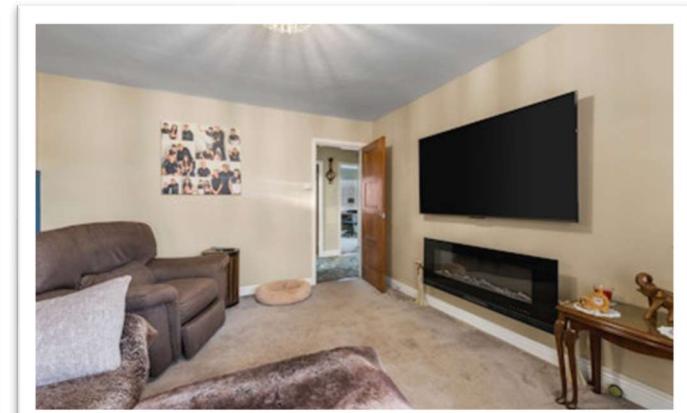
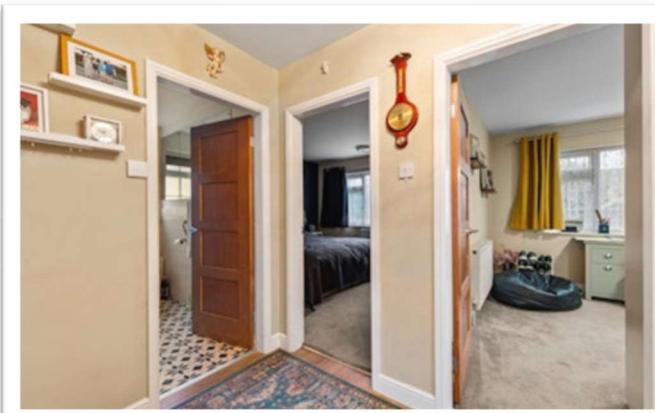
Freehold

£215,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge, dining kitchen & utility
- Shower room
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating C



This well-presented detached bungalow is conveniently situated on the outskirts of town, within easy walking distance of a local primary school and nearby shops.

The accommodation briefly comprises a welcoming entrance hall, comfortable lounge, dining kitchen, side entrance, utility room, two well-proportioned bedrooms and a modern shower room.

Externally, the property benefits from a driveway providing off-road parking, a garage and a generous enclosed rear garden ideal for relaxing or entertaining. Further advantages include gas central heating and double glazing throughout.



ACCOMMODATION

Open porch with tiled floor and part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and wood effect flooring.

LOUNGE

4.22m x 3.58m (13'10" x 11'8")

Having windows to front & side elevations and radiator.

DINING KITCHEN

3.58m x 3.48m (11'8" x 11'5")

Having window to front elevation, radiator, wood effect flooring and airing cupboard housing hot water cylinder with shelving. 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 & integrated dishwasher under, cupboards over. Work surface return with inset induction hob, cupboards & drawers under, cupboards & stainless steel extractor over, space for upright fridge/freezer to side. Recess housing two integrated electric ovens with drawers under.

SIDE ENTRANCE

Having radiator and part glazed door to side elevation.



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UTILITY

Having window to side elevation, work surface with space & plumbing for automatic washing machine under and wall mounted gas fired boiler providing for both domestic hot water & heating.

BEDROOM ONE

3.58m x 3.28m (11'8" x 10'10")

Having window to rear elevation and radiator.

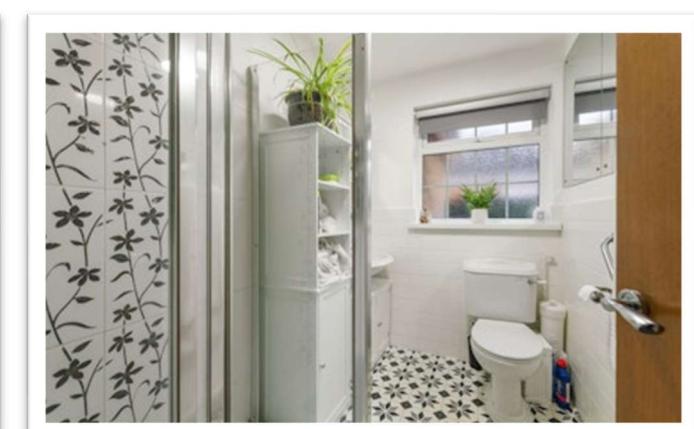
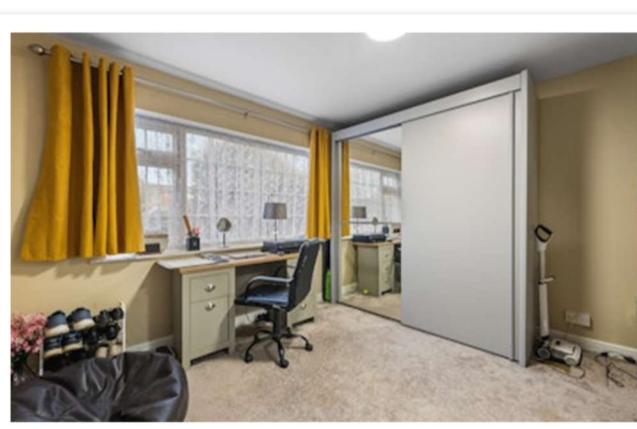
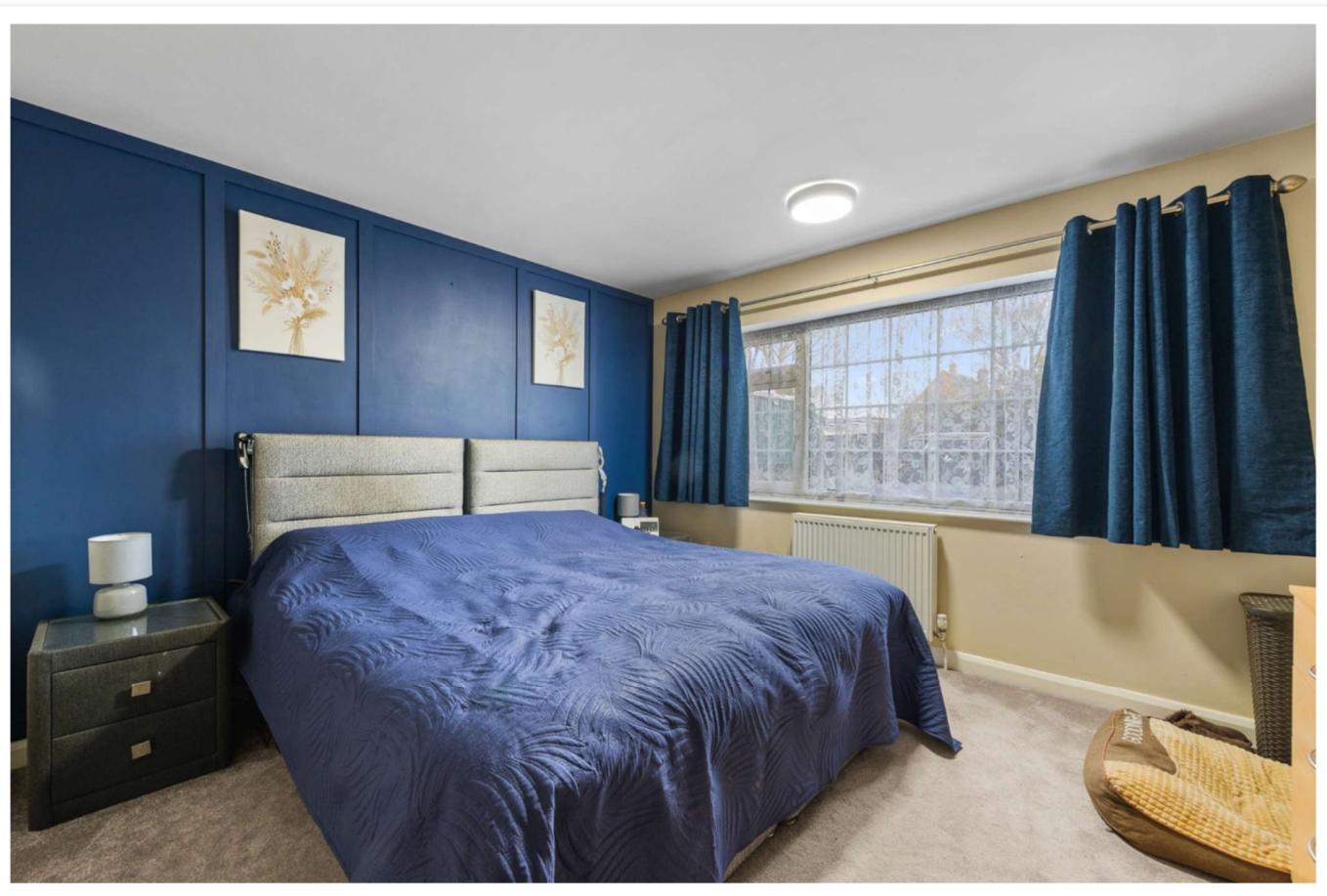
BEDROOM TWO

3.58m x 3.28m (11'8" x 10'10")

Having window to rear elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to side elevation, radiator, part tiled walls, tile effect flooring, fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a low maintenance granite chip area. A driveway provides off-road parking and leads to the:

GARAGE

5.05m x 2.44m (16'7" x 8'0")

Having electric up-and-over door, window to side, light and power.

REAR GARDEN

Being enclosed and majority laid to lawn with a paved patio, outside bar area with further paved patio to front, raised beds & slate chip areas, garden sheds and greenhouse.

SERVICES

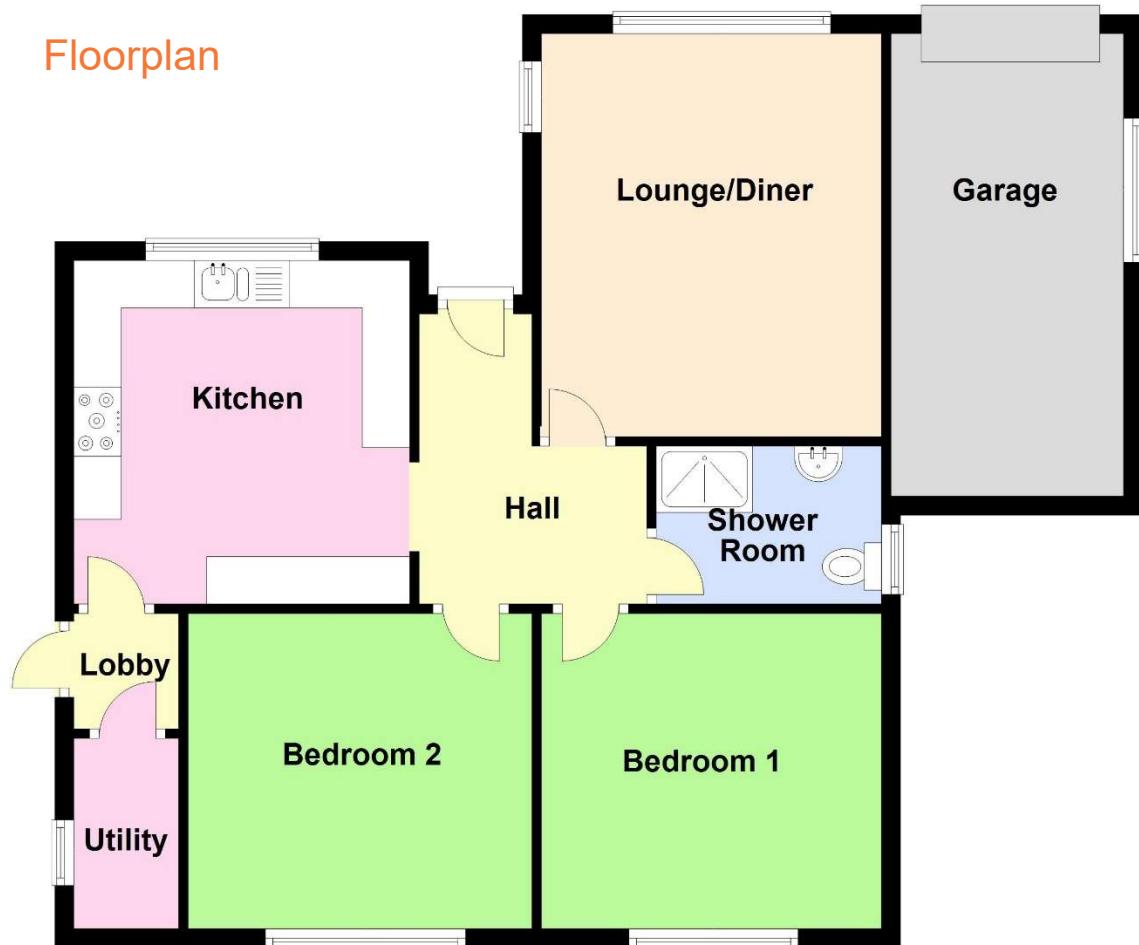
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 80.8 sq. metres (869.3 sq. feet)

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 **NEWTON FALLOWELL**

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