



20 Tudor Drive, Boston, PE21 9PB



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Freehold

Offers in excess of £220,000



Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating C





A detached house at the end of a cul-de-sac in a popular residential location. Having well presented accommodation comprising: entrance hall, cloakroom, lounge, dining room and kitchen to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

Having window to side elevation, radiator, extractor, close coupled WC and wall mounted hand basin.

LOUNGE

4.73m x 3.39m (15'6" x 11'1")

Having window to front elevation, coved & textured ceiling, radiator, television aerial connection point and fireplace with marble back & hearth, space for freestanding electric fire and wooden surround. Archway to the:

DINING ROOM

2.73m x 2.70m (9'0" x 8'11")

Having sliding patio doors to rear elevation & garden, coved & textured ceiling and radiator.

KITCHEN

2.88m x 2.69m (9'5" x 8'10")

Having window to rear elevation, glazed door to side elevation, radiator, wood effect flooring and cupboard housing gas fired condenser boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher, space & plumbing for automatic washing machine under, cupboards over. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & concealed cooker hood over, space for upright fridge/freezer to one side. Further work surface with cupboard & drawers under, cupboard & integrated microwave over.



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FIRST FLOOR LANDING

Having window to side elevation, access to roof space and built-in airing cupboard with shelving.

MASTER BEDROOM

4.28m x 3.52m (14'0" x 11'6")

(max) Having window to front elevation, radiator, fitted wardrobes, bedside cabinets and drawers.

EN-SUITE

Having window to front elevation, radiator, fully tiled walls, extractor and shaver point. Fitted with a suite comprising: shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

3.47m x 2.07m (11'5" x 6'10")

Having window to rear elevation and radiator.

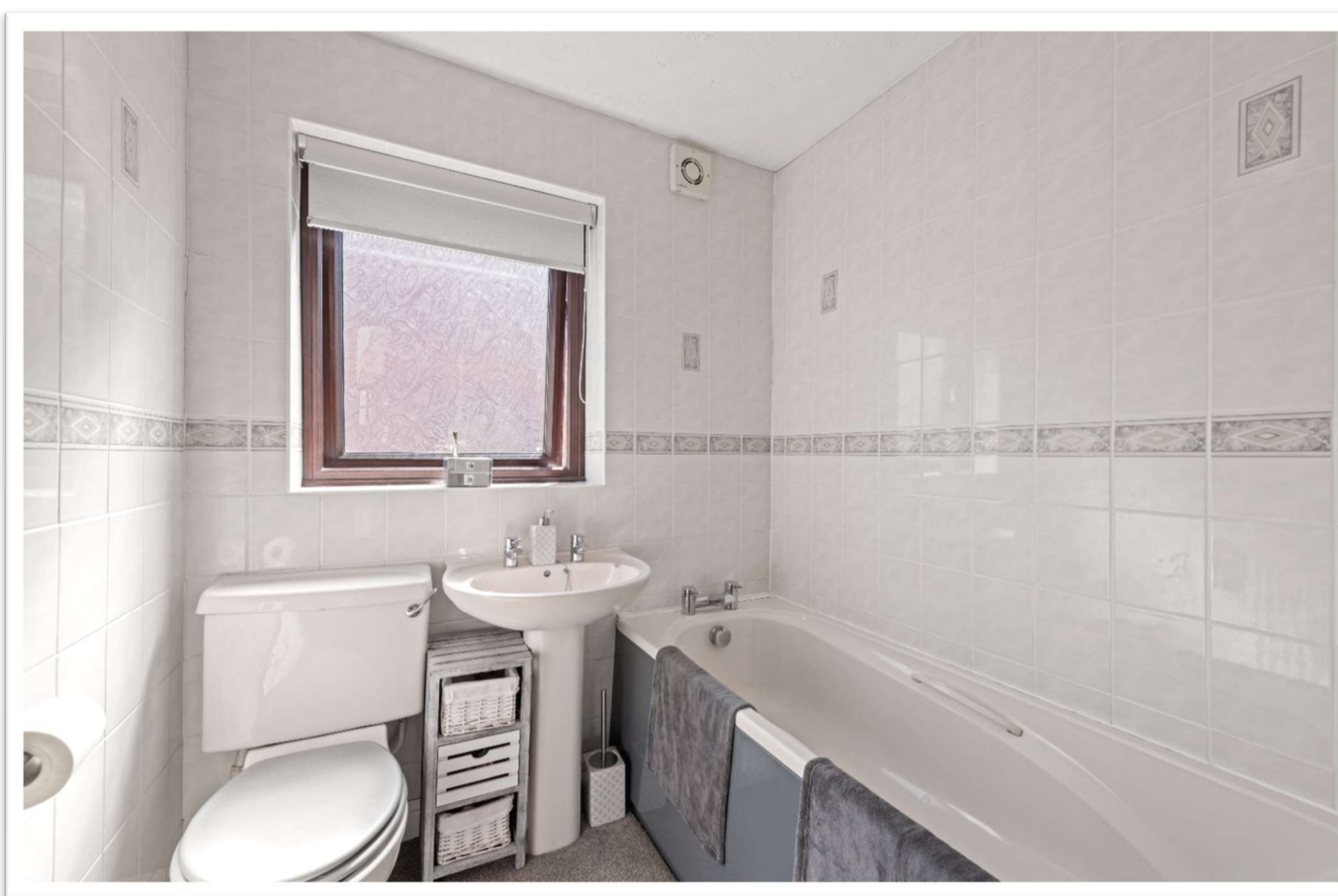
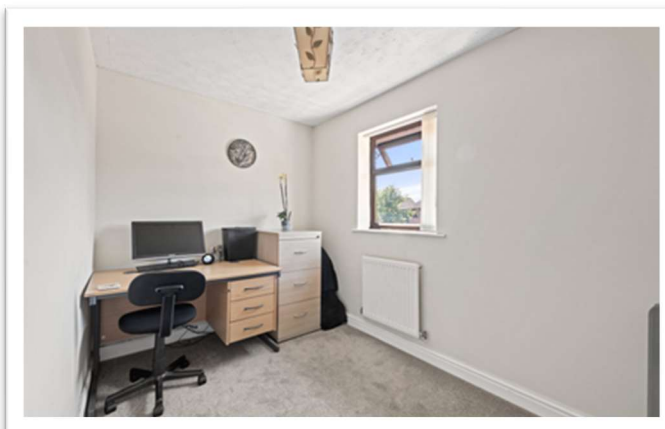
BEDROOM THREE

2.74m x 2.20m (9'0" x 7'2")

Having window to rear elevation and radiator.

BATHROOM

Having window to side elevation, radiator, tiled walls, extractor, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is gated access to an enclosed gravelled area with a footpath leading to the front entrance door. A driveway provides off-road parking and leads to the:

GARAGE

Having electric roller door, part glazed door to side, light and power.

REAR GARDEN

Being enclosed by timber fencing and having a paved patio and a raised gravelled area leading to a raised lawn.

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.

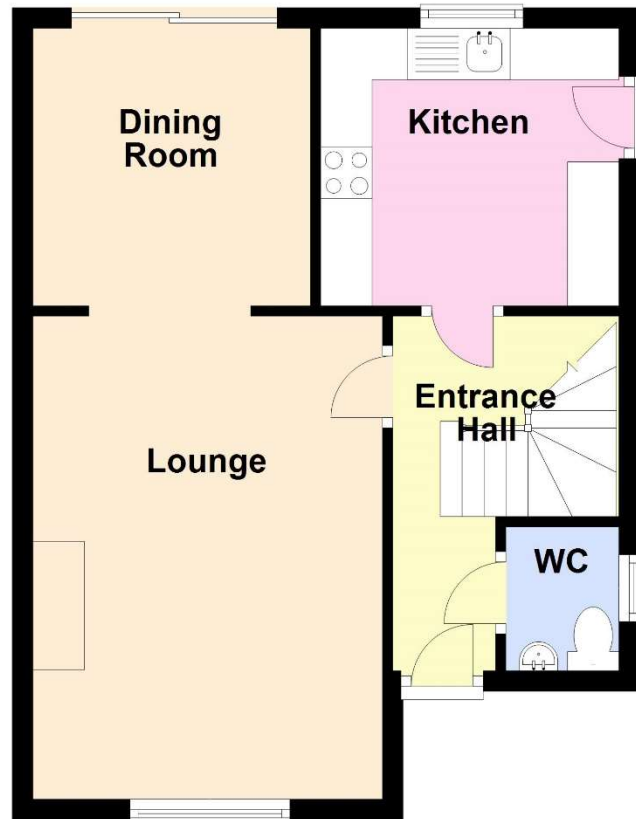
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Floorplan

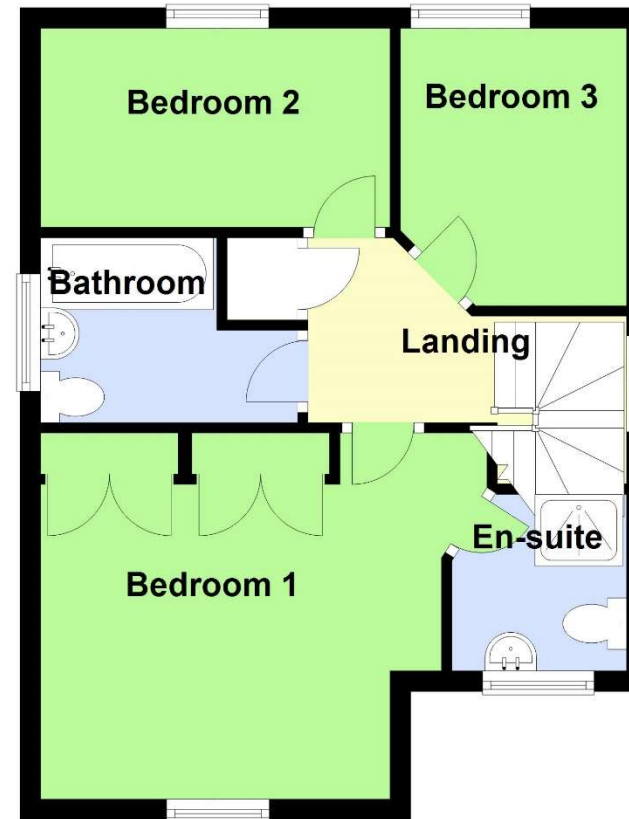
Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



Total area: approx. 79.8 sq. metres (858.5 sq. feet)



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AGENT'S NOTES

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