



Collyweston, 216 Fishtoft Road, Boston, PE21 0BJ



4



2



3

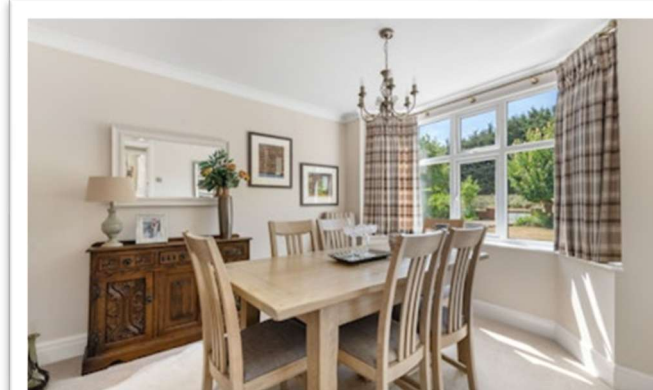
Freehold

£399,950



Key Features

- Detached house
- Four bedrooms
- Lounge & dining room
- Kitchen with breakfast room off
- Dressing room & en-suite to master
- Bathroom with separate shower
- Driveway & garage
- Plot approx. 0.35 acre (STS)
- EPC rating D





A detached house occupying a plot of approximately 0.35 acre, subject to survey, in a popular non-estate location on the outskirts of town. Having accommodation comprising: entrance hall, lounge, dining room and kitchen with breakfast room off to ground floor. Master bedroom with dressing room & en-suite, three further bedrooms and bathroom with separate shower to first floor. Outside the property has an in-and-out driveway providing off-road parking, a double garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having windows to front & side elevations, coved ceiling, radiator and staircase rising to first floor.

LOUNGE

7.1m x 6.59m (23'4" x 21'7")

(max) Having two windows to front elevation, french doors to rear elevation, coved ceiling, two radiators and stone fireplace.

DINING ROOM

3.48m x 3.03m (11'5" x 9'11")

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



KITCHEN

6.9m x 2.98m (22'7" x 9'10")

(max) Having window to rear elevation, coved ceiling, radiator, Karndean flooring and walk-in pantry. Fitted with a range of base & wall units with work surfaces & tiled splashbacks incorporating: 1 1/4 bowl composite sink & drainer with mixer tap, electric hob with extractor over, integrated electric double oven, integrated dishwasher, integrated automatic washing machine, integrated tumble dryer and integrated fridge & freezer. Archway to the:

BREAKFAST ROOM

4.21m x 2.68m (13'10" x 8'10")

Having window to side elevation, french doors to rear elevation, coved ceiling, radiator and door to double garage.

 **NEWTONFALLOWELL**





FIRST FLOOR LANDING

Having window to front elevation, coved ceiling, two radiators and airing cupboard housing hot water cylinder with shelving.

DRESSING ROOM

3.03m x 2.46m (9'11" x 8'1")

Having coved ceiling, radiator, access to roof space and fitted wardrobes. Archway to the:

MASTER BEDROOM

3.61m x 3.05m (11'10" x 10'0")

Having windows to side & rear elevations, coved ceiling and radiator.



EN-SUITE

Having window to rear elevation, coved ceiling, radiator and tiled walls. Fitted with a suite comprising: shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

3.59m x 3.04m (11'10" x 10'0")

(max into bay & wardrobes in addition) Having bay window to front elevation, coved ceiling, radiator and fitted wardrobes to one wall.

BEDROOM THREE

3.04m x 2.9m (10'0" x 9'6")

Having window to front elevation, coved ceiling and radiator.

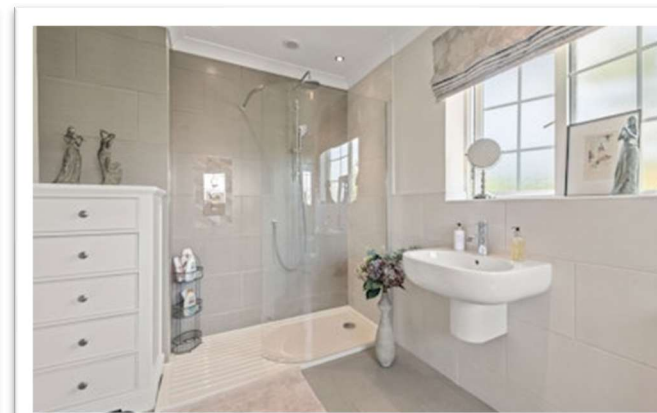
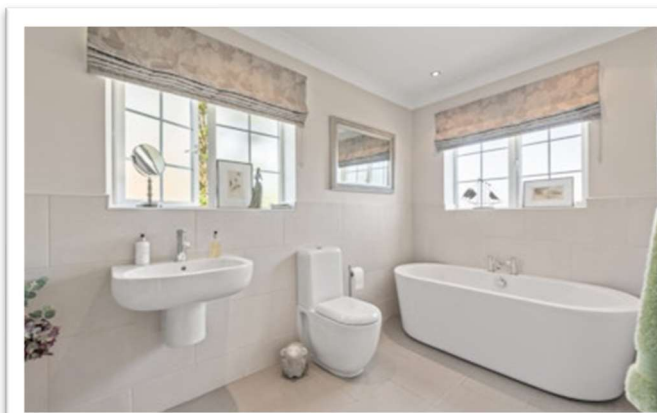
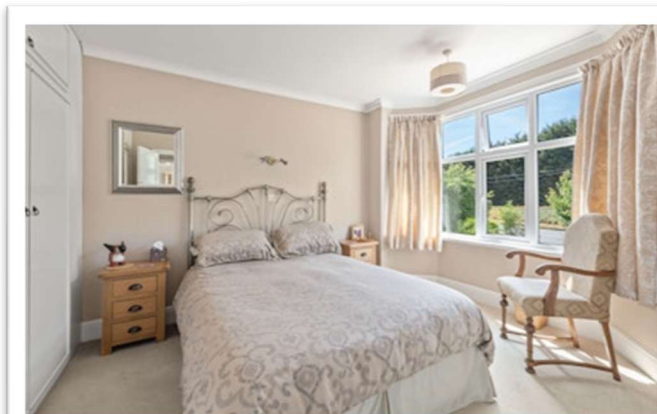
BEDROOM FOUR

3.24m x 2.13m (10'7" x 7'0")

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having windows to side & rear elevations, coved ceiling with inset ceiling spotlights, heated towel rail, tiled floor with electric underfloor heating, half tiled walls and extractor. Fitted with a suite comprising: freestanding bath, walk-in shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit.



EXTERIOR

To the front of the property there is a lawned garden with established and well stocked borders. An in-and-out driveway provides off-road parking and leads to the:

DOUBLE GARAGE

7.8m x 5.91m (25'7" x 19'5")

Having two up-and-over doors, door to garden, light, power and gas fired boiler providing for both domestic hot water and heating.

Gated access to the:

REAR GARDEN

Being enclosed and having a large paved patio, lawn with well stocked borders, outside tap, covered seating area and garden shed.

THE PLOT

The property occupies a plot of approximately 0.35 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 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 E.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

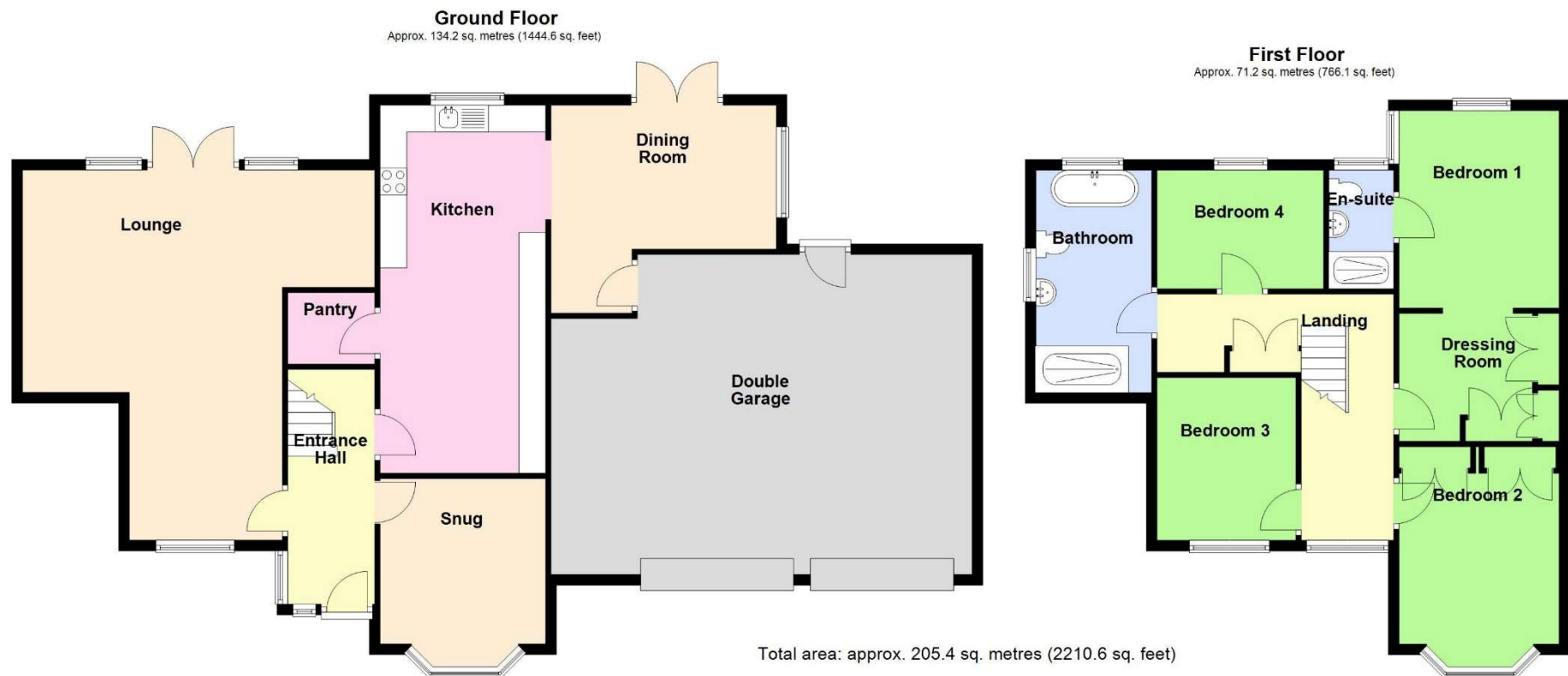






 **NEWTON**
FALLOWELL

Floorplan



Newton Fallowell Boston (Sales)

01205 353100
boston@newtonfallowell.co.uk

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.