

NEWTON FALLOWELL

# 5 Primrose Crescent, Boston - PE21 7TP

£240,000

# 5 Primrose Crescent

## Boston

A well-presented detached home, recently improved to include a stylish re-fitted kitchen and en-suite, situated in a popular residential location on the outskirts of town. The accommodation briefly comprises an entrance hall, cloakroom, lounge and dining kitchen, with a master bedroom and en-suite, two further bedrooms and family bathroom to the first floor. Outside, the property benefits from a driveway providing off-road parking, a garage and an enclosed rear garden. Further features include gas central heating and double glazing.

Council Tax band: C

Tenure: Freehold

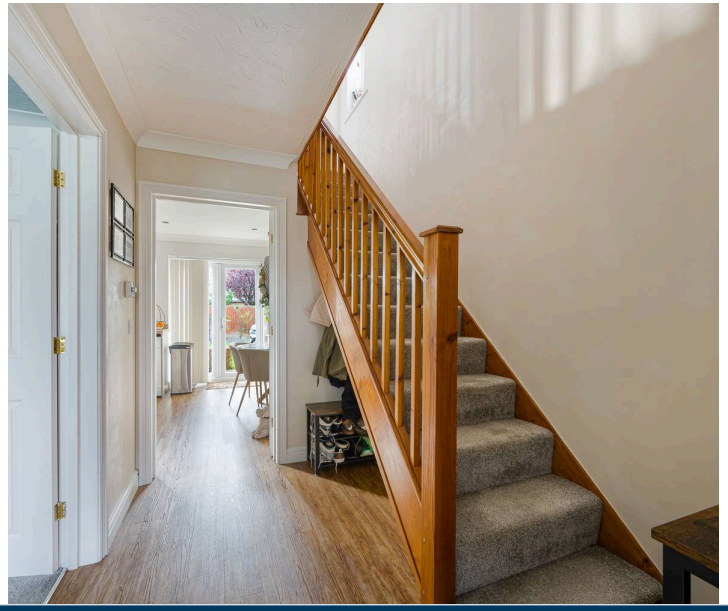
EPC Energy Efficiency Rating: C

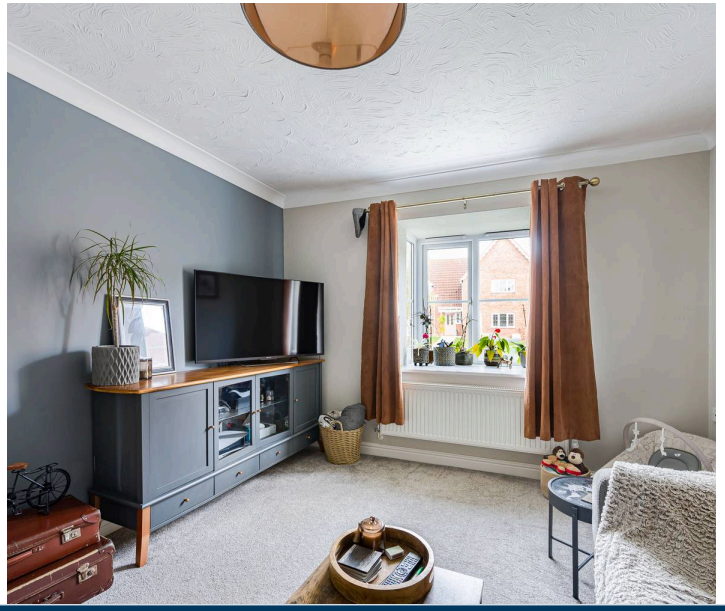
EPC Environmental Impact Rating: C

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**ACCOMMODATION**
Part glazed front entrance door with canopy over through to the:

**ENTRANCE HALL**
Having coved ceiling, radiator, wood effect Luxury Vinyl Flooring and staircase rising to first floor.

**CLOAKROOM**
Having window to side elevation, coved ceiling, radiator, wood effect Luxury Vinyl flooring, close coupled WC and hand basin.

**LOUNGE**
14' 4" x 10' 8" (4.38m x 3.25m)
Having box bow window to front elevation, coved ceiling and radiator.

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**DINING KITCHEN**
17' 8" x 10' 10" (5.38m x 3.29m)
Having window & french doors to rear elevation, coved ceiling with inset ceiling spotlights, wood effect Luxury Vinyl Flooring and radiator. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboard over. Work surface return with inset gas hob, cupboards & drawers under, cupboards & extractor over. Further work surface return with cupboards under, cupboards over and range of tall units to side incorporating: integrated electric oven, fridge & freezer.

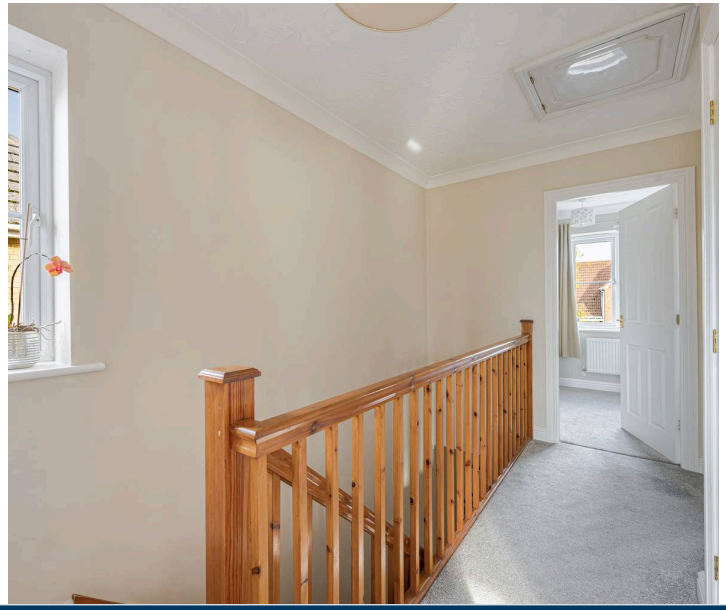


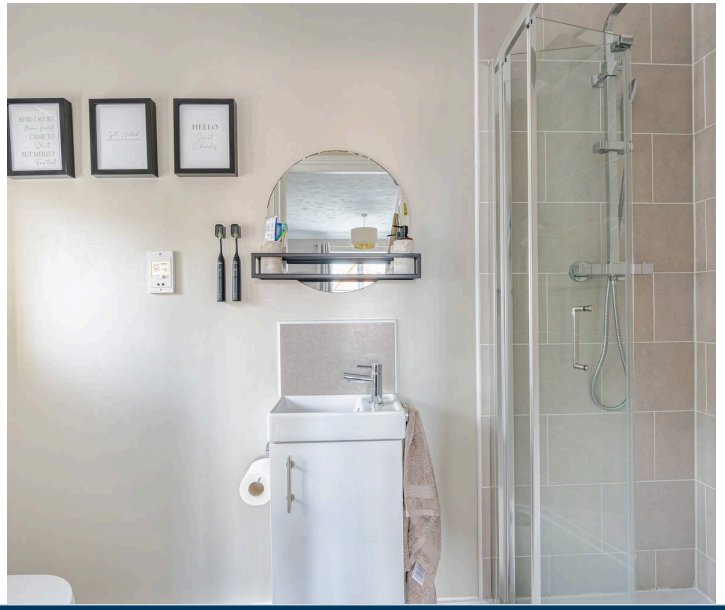




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**FIRST FLOOR LANDING**
Having window to side elevation, coved ceiling, radiator, access to roof space and built-in airing cupboard.

**MASTER BEDROOM**
12' 2" x 10' 11" (3.72m x 3.32m)
Having window to front elevation, coved ceiling and radiator.

**EN-SUITE**
Having window to side elevation, coved ceiling, heated towel rail, vinyl flooring, extractor, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin with mixer tap and cupboard under.

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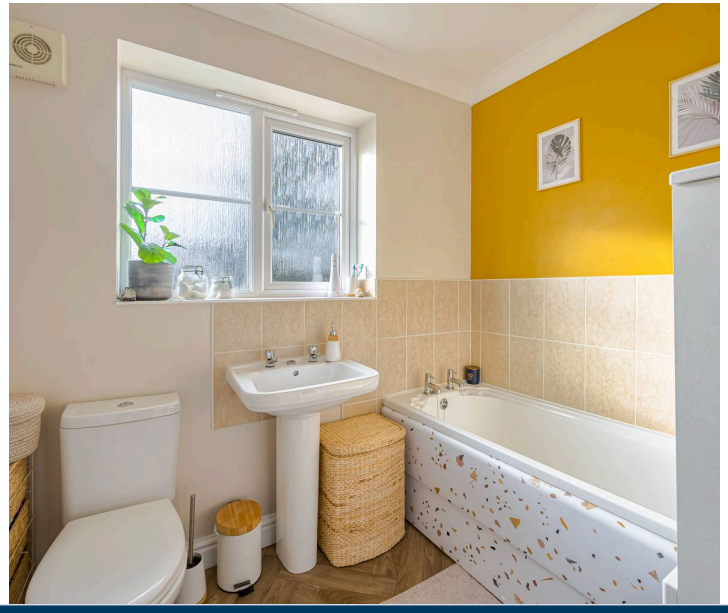
**BEDROOM TWO**
10' 1" x 9' 10" (3.07m x 3.00m)
Having window to rear elevation, coved ceiling and radiator.

**BEDROOM THREE**
7' 7" x 7' 5" (2.32m x 2.25m)
Having window to front elevation, coved ceiling and radiator.

**BATHROOM**
Having window to side elevation, coved ceiling, vinyl flooring, extractor, tiled splashbacks, panelled bath, close coupled WC and pedestal hand basin.







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**EXTERIOR**

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A gravelled driveway provides off-road parking leading to the:

**GARAGE**

16' 4" x 9' 5" (4.98m x 2.87m)

Having up-and-over door, light, power and gas combination boiler providing for both domestic hot water & heating.

**REAR GARDEN**

Being enclosed and laid to lawn with bark chip borders. Having a paved patio area and a decked seating area.

**SERVICES**

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

**LIFETIME LEGAL**

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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**AGENT'S NOTES**

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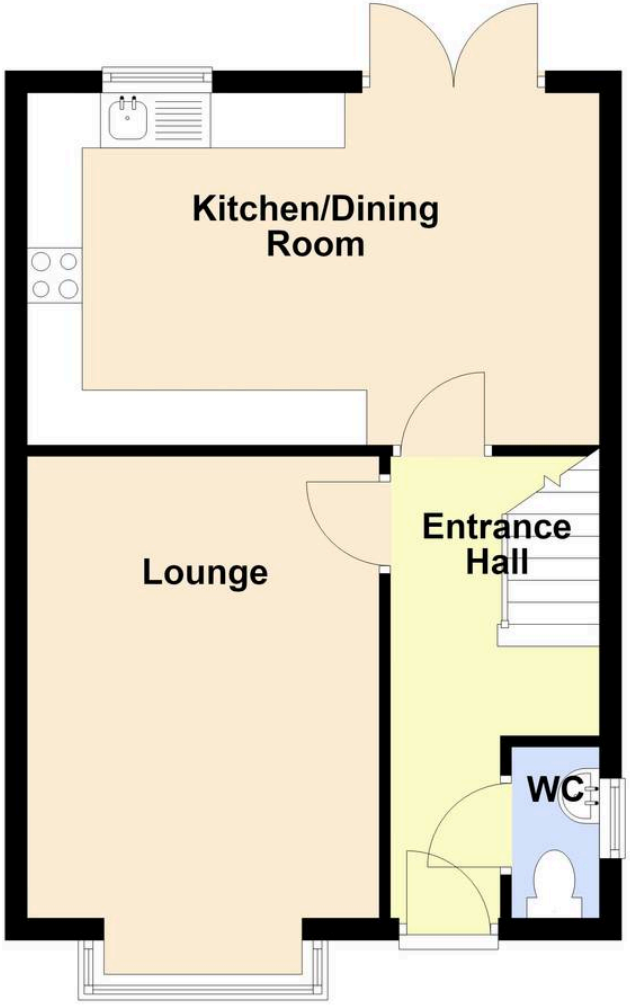






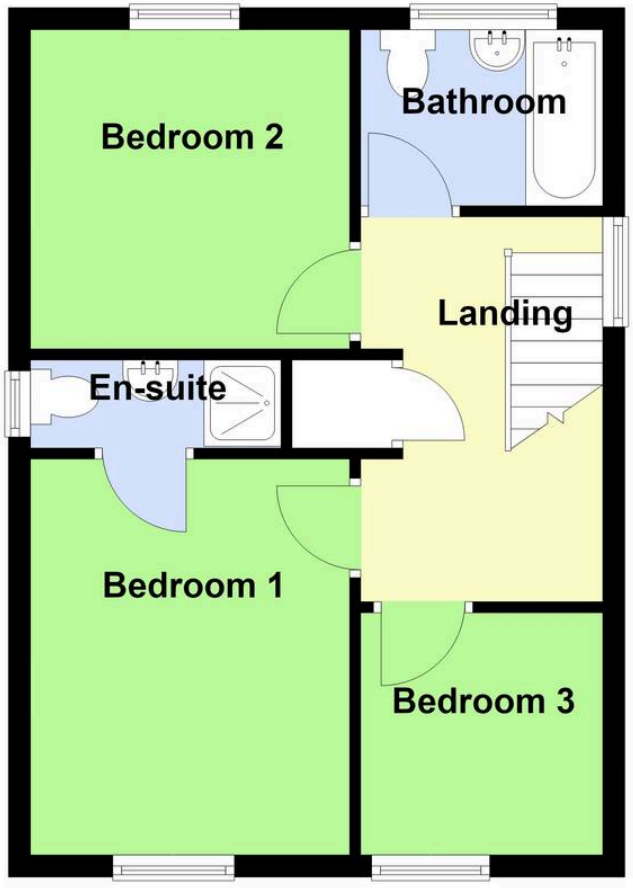
## Ground Floor

Approx. 39.4 sq. metres (424.5 sq. feet)




## First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)




Total area: approx. 78.4 sq. metres (844.1 sq. feet)


# Newton Fallowell Estate Agents

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