

NEWTON FALLOWELL

30 The Old Dairy, Boston - PE21 7TB

£230,000

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Boston

Detached Family Home | South facing rear garden | Field to the Rear | Walking Distance to St Thomas Primary School

Occupying a pleasant position on the outskirts of town with an open field beyond the enclosed rear garden, this well-presented detached home offers an ideal setting for family life, combining a peaceful location with everyday convenience.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall, a convenient cloakroom, a comfortable lounge and a spacious dining kitchen that provides an excellent hub for family meals and entertaining.

Upstairs, the principal bedroom benefits from its own en-suite shower room, while two further bedrooms are served by a well-appointed family bathroom.

Outside, the property continues to impress with a driveway providing off-road parking for two cars, a detached garage and an enclosed low-maintenance south facing rear garden where you can sit and relax.

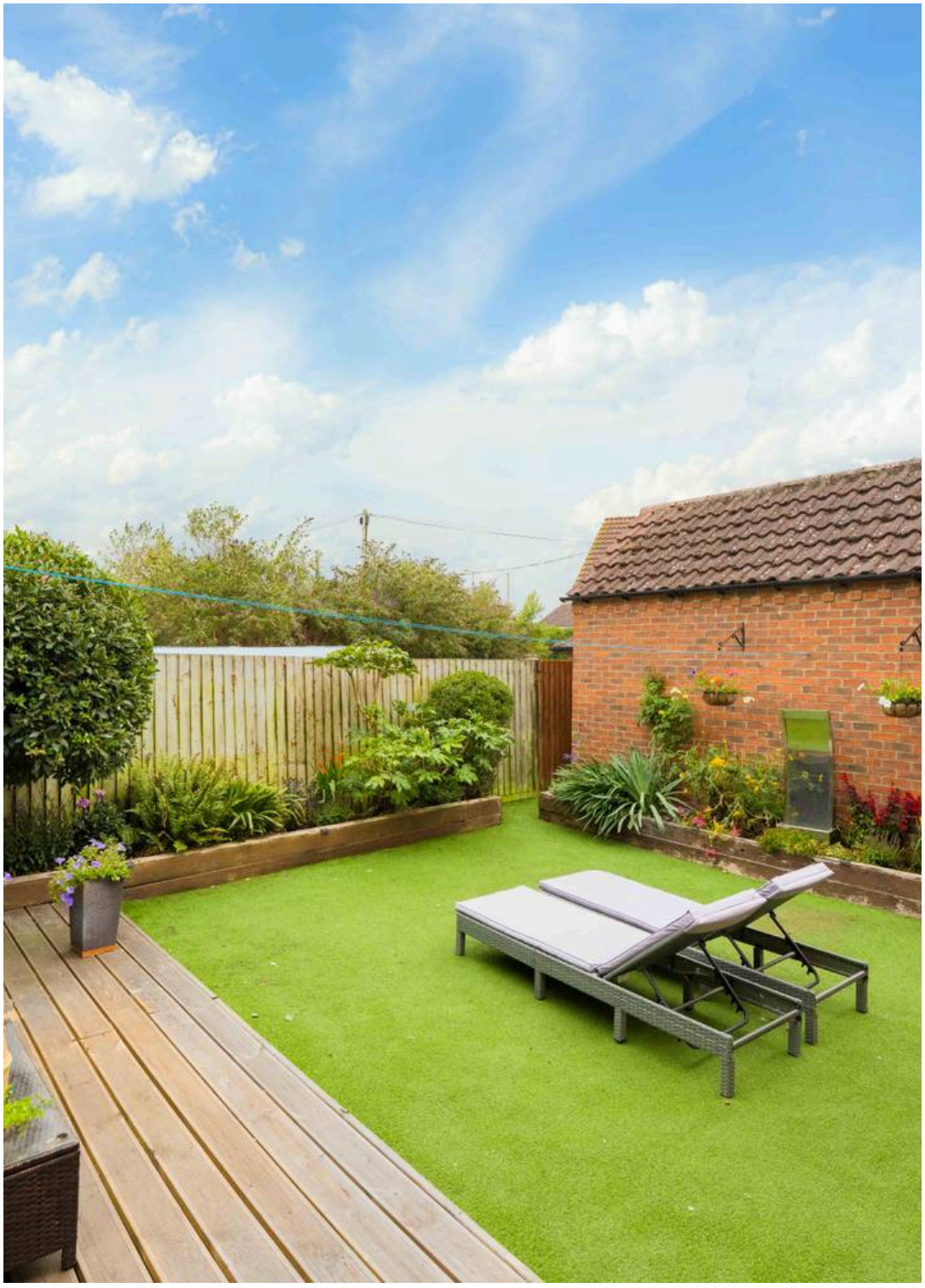
Further benefits include gas central heating and double glazing throughout.

Council Tax band: B

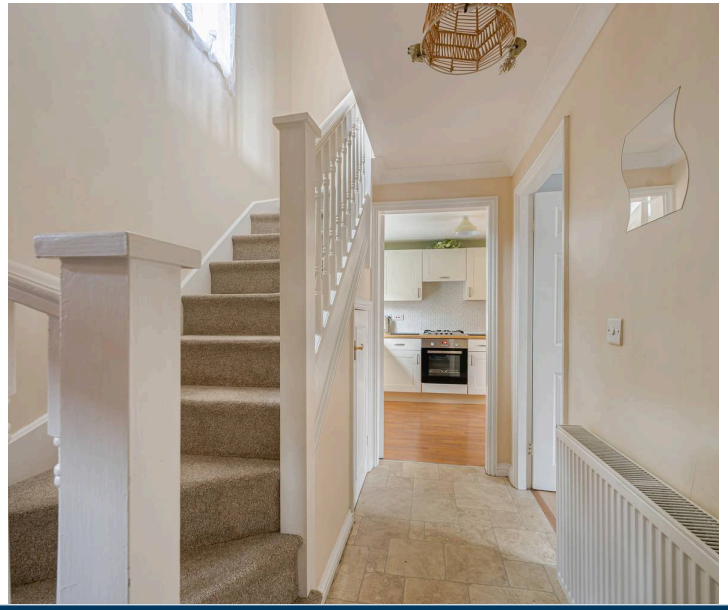
Tenure: Freehold

EPC Energy Efficiency Rating: C

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ACCOMMODATION
Part glazed entrance door through to the:

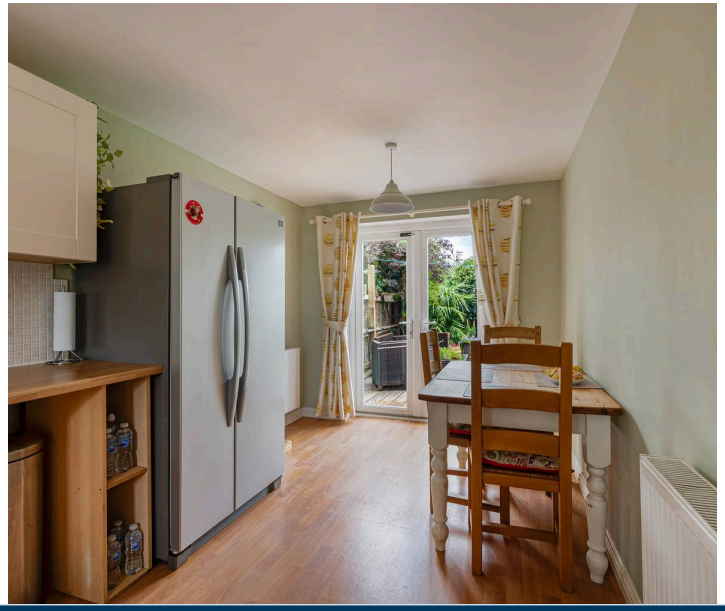
ENTRANCE HALL
Having coved ceiling, radiator, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM
Having window to front elevation, radiator, close coupled WC and hand basin.

LOUNGE
14' 10" x 10' 10" (4.53m x 3.30m)
Having window to rear elevation, coved ceiling, radiator, laminate flooring and gas fire inset to wooden surround.

DINING KITCHEN
17' 6" x 8' 4" (5.33m x 2.53m)
Having window to front elevation, french doors to rear elevation & garden, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & concealed extractor over, space for american style fridge/freezer to side.



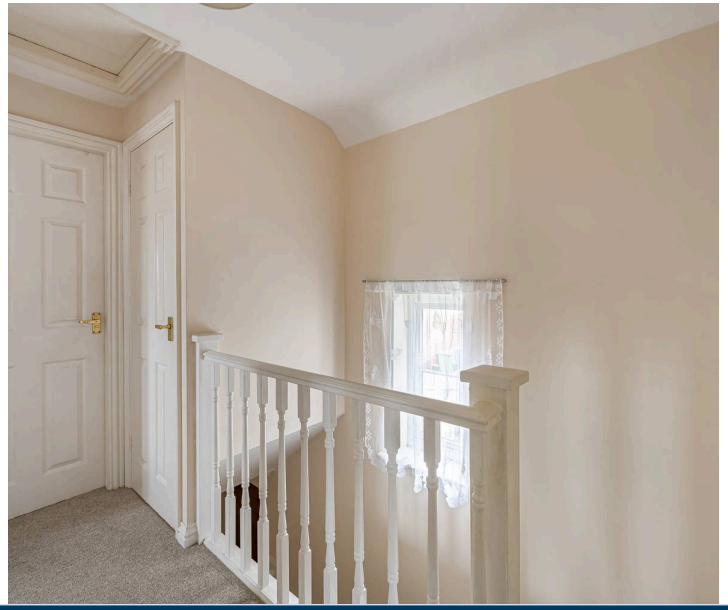


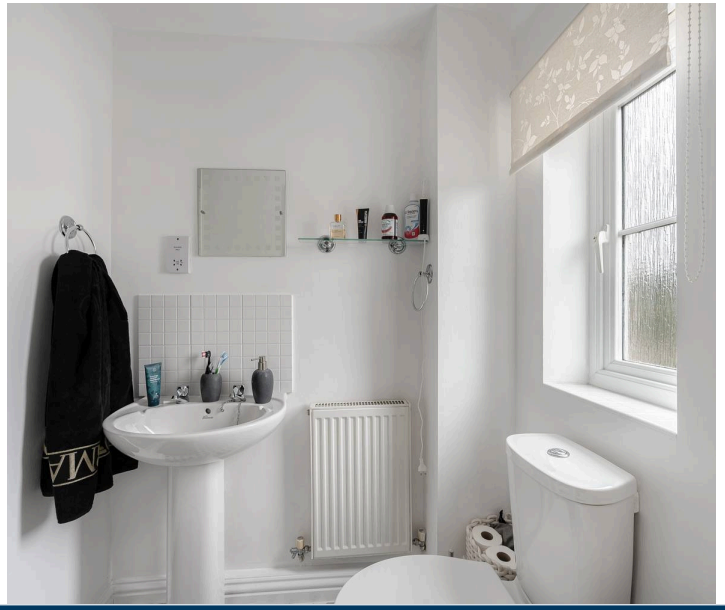


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FIRST FLOOR LANDING
Having window to front elevation, access to roof space, built-in storage cupboard and built-in airing cupboard housing gas fired boiler providing for both domestic hot water & heating.

MASTER BEDROOM
10' 10" x 10' 0" (3.29m x 3.05m)
Having window to rear elevation and radiator.

EN-SUITE
Having window to rear elevation, radiator, shaver point, extractor, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

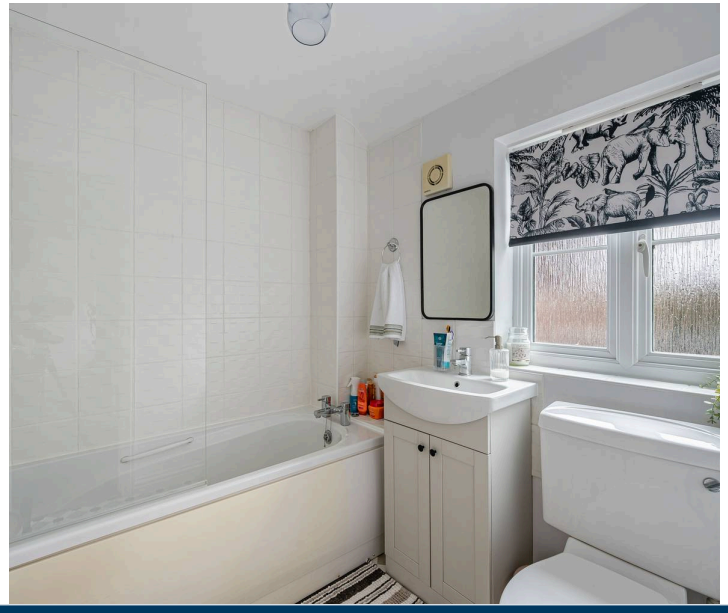
BEDROOM TWO
9' 7" x 9' 0" (2.93m x 2.75m)
Having window to rear elevation and radiator.

BEDROOM THREE
6' 9" x 5' 11" (2.05m x 1.81m)
(wardrobes in addition) Having window to front elevation, radiator, laminate flooring and built-in wardrobes.

BATHROOM
Having window to front elevation, radiator, extractor, panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin on vanity unit with cupboard under.







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EXTERIOR

To the front of the property there is a low maintenance artificial grass lawn. A gravelled driveway provides off-road parking for two cars and extends down the side of the property to the:

DETACHED GARAGE

Of brick & tile construction and having up-and-over door and power.

REAR GARDEN

Being enclosed with side access and having an artificial lawn, decked patio, raised beds and outside tap.

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 B.

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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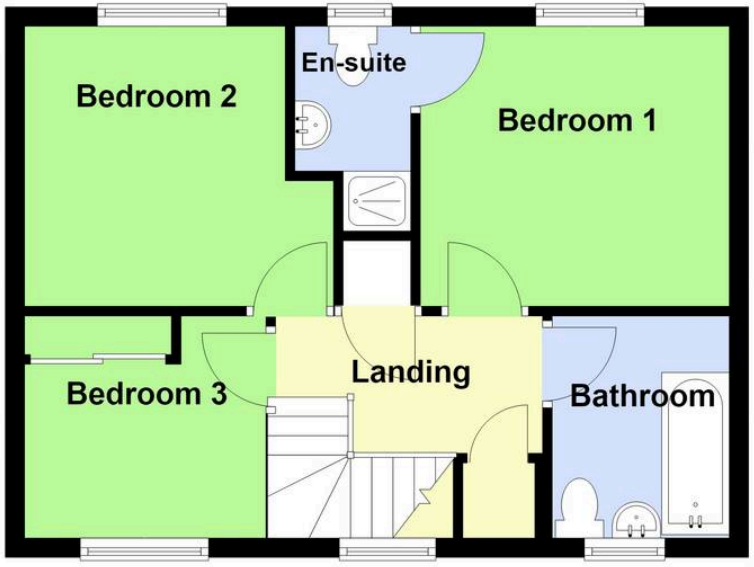
Ground Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 78.0 sq. metres (839.9 sq. feet)

Newton Fallowell Estate Agents

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