



 **NEWTON**
FALLOWELL

176 Woodville Road, Boston – PE21 8BU
£290,000

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Boston

Occupying a desirable position in a popular residential area on the outskirts of town, this spacious detached family home offers well-presented and versatile accommodation, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, side entrance, cloakroom, comfortable lounge featuring a cosy multi-fuel burner, fitted kitchen, separate dining room and a light-filled conservatory overlooking the garden. To the first floor, a galleried landing leads to four well-proportioned bedrooms, a family bathroom and a separate shower room.

Outside, the property enjoys a driveway providing ample off-road parking, a double garage and an enclosed rear garden offering an excellent space for relaxing and entertaining. Further benefits include gas central heating and double glazing throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having Luxury Vinyl Flooring, understairs storage cupboard, staircase rising to first floor and part glazed door to the:

SIDE ENTRANCE

Having part glazed door & window to side elevation and door to the garage.

CLOAKROOM

Having window to side elevation, radiator, low level WC and pedestal hand basin.

LOUNGE

20' 7" x 12' 1" (6.28m x 3.68m)

Having windows to front & rear elevations, coved ceiling, two radiators and fireplace with stone hearth and inset multi-fuel burner.



KITCHEN

11' 5" x 9' 11" (3.49m x 3.02m)

Having window to rear elevation, radiator and Luxury Vinyl Flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under. Work surface return with space for range style gas cooker, cupboards & drawers under, cupboards & extractor over, tall unit to side. Space for american style fridge/freezer.

DINING ROOM

13' 7" x 10' 5" (4.15m x 3.17m)

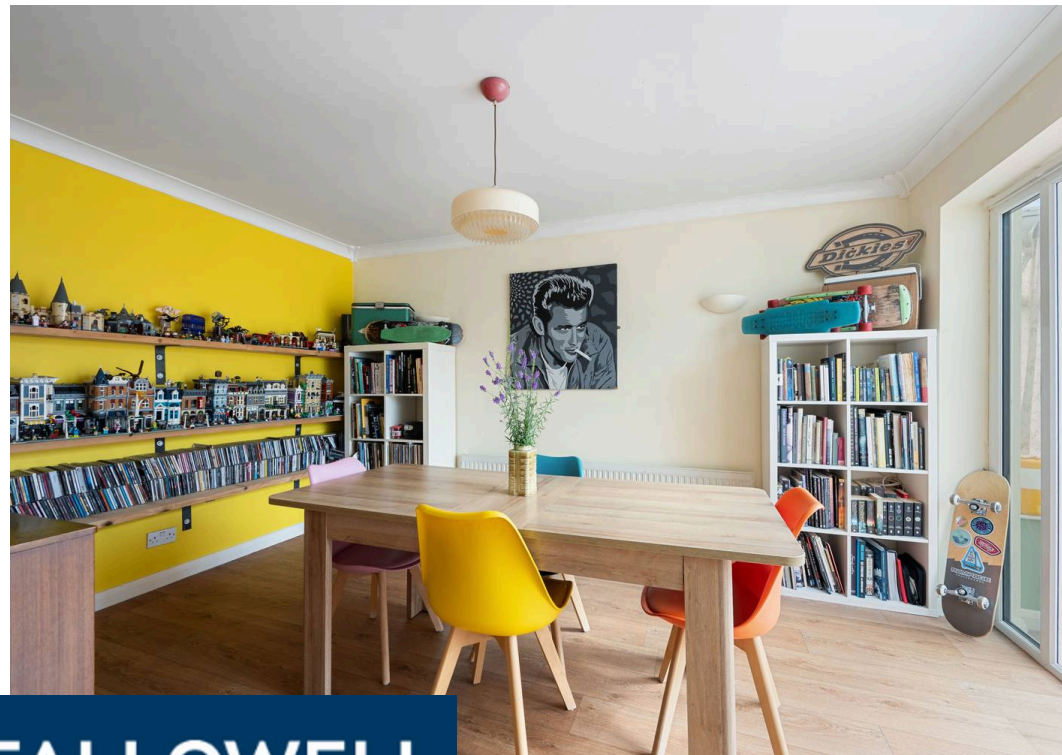
Having coved ceiling, radiator and french doors to the:

CONSERVATORY

12' 3" x 10' 1" (3.73m x 3.07m)

Of sealed unit double glazed uPVC frame construction on brick walls with safety glazed roof. Having french doors to garden and Luxury Vinyl Flooring with underfloor heating.





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GALLERIED LANDING

Having window to front elevation, coved ceiling, radiator and access to roof space.

BEDROOM ONE

16' 5" x 10' 5" (5.01m x 3.17m)

Having window to rear elevation, coved ceiling, radiator and two double fitted wardrobes.

BEDROOM TWO

12' 1" x 11' 5" (3.69m x 3.49m)

(max) Having window to rear elevation and radiator.

BEDROOM THREE

12' 0" x 10' 9" (3.67m x 3.28m)

(max) Having window to front elevation and radiator.

BEDROOM FOUR

12' 1" x 9' 1" (3.68m x 2.76m)

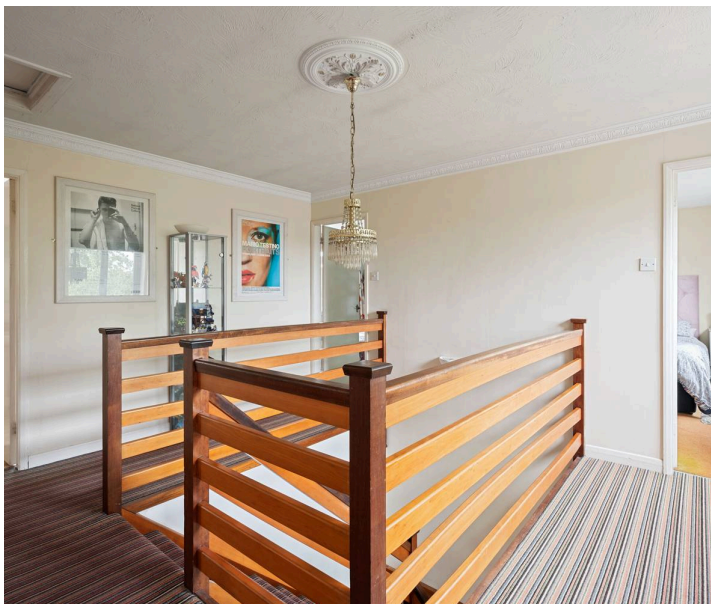
Having window to front elevation, radiator, eaves storage, airing cupboard housing hot water cylinder with shelving and built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.

SHOWER ROOM

Having window to side elevation, radiator, extractor, double shower enclosure with electric shower fitting and vanity hand basin with storage under.

BATHROOM

Having window to rear elevation, radiator, panelled corner 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 mature trees and shrubs. A large block paved driveway provides ample off-road parking and leads to the:

DOUBLE GARAGE

18' 9" x 15' 8" (5.71m x 4.77m)

Having electric panel door, window to side, plumbing for automatic washing machine, light & power.

REAR GARDEN

Being enclosed with side access. Laid to lawn and having a paved patio.

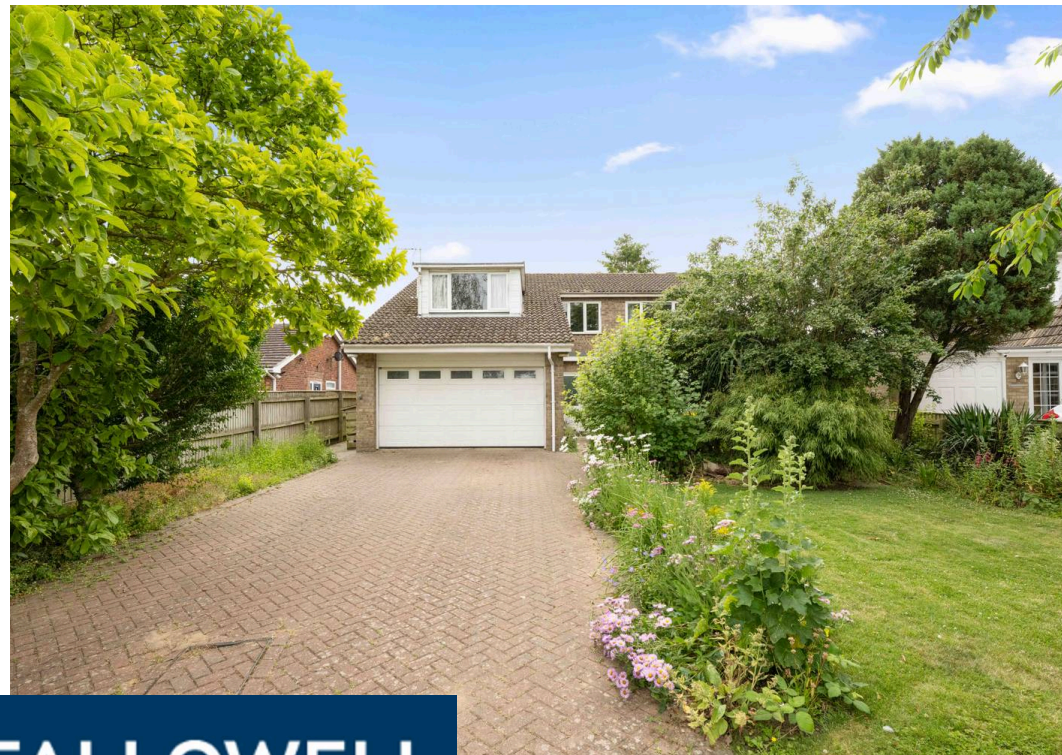
SERVICES

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 D.

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. 108.3 sq. metres (1165.3 sq. feet)



First Floor
Approx. 85.8 sq. metres (923.7 sq. feet)



Total area: approx. 194.1 sq. metres (2089.0 sq. feet)

Newton Fallowell Estate Agents

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