



 **NEWTON**
FALLOWELL

13 Medlam Road, Boston – PE21 7PP
£240,000

13 Medlam Road

Boston

A detached house on a good size corner plot towards the end of a quiet cul-de-sac in a popular residential location off Sleaford Road with views towards the lake to the north of Medlam Road. Having accommodation comprising: porch, entrance hall, lounge, dining room, kitchen, pantry, garden room and cloakroom to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a front garden and a large driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE PORCH

Having windows to front & side elevations and further part glazed door with side screen to the:

ENTRANCE HALL

Having radiator, understairs storage cupboard and staircase rising to first floor. Doors to lounge & kitchen.

LOUNGE

12' 6" x 12' 2" (3.80m x 3.70m)

Having window to front elevation, radiator, wall light points and fireplace with marble effect back & hearth, inset living flame style fire and wooden surround. Part glazed double doors through to the:

DINING ROOM

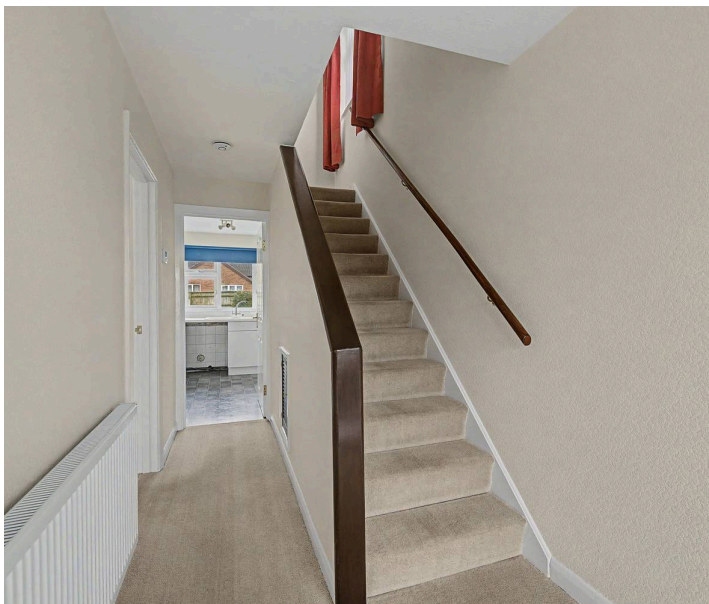
11' 10" x 9' 10" (3.60m x 3.00m)

Having window to rear elevation and radiator. Door through to the:

KITCHEN

9' 6" x 8' 6" (2.90m x 2.60m)

Having window to rear elevation, radiator, tile effect flooring and understairs storage cupboard previously used to house fridge/freezer. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard & appliance spaces under with wiring & plumbing for washing machine/dishwasher or tumble dryer. Work surface return with inset gas hob, integrated electric oven, cupboard & drawer under, cupboards & extractor over. Further separate storage cupboard.





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PANTRY

4' 4" x 3' 7" (1.33m x 1.09m)

With three wooden shelves to three sides. Work surface with cupboards & drawers under.

GARDEN ROOM

7' 9" x 6' 7" (2.35m x 2.00m)

Having windows to side elevation, windows & part glazed door to rear elevation, radiator and tile effect flooring.

CLOAKROOM

Having window to side elevation, radiator, tile effect flooring, low level WC and hand basin.

FIRST FLOOR LANDING

Having window to side elevation with open view mainly across gardens.

BEDROOM ONE

12' 10" x 11' 2" (3.90m x 3.40m)

Having window to front elevation and radiator.

BEDROOM TWO

11' 2" x 11' 2" (3.40m x 3.40m)

Having window to rear elevation, radiator and built-in airing cupboard with radiator and housing the Worcester gas fired boiler providing for both domestic hot water & heating.

BEDROOM THREE

7' 10" x 7' 3" (2.40m x 2.20m)

Having window to front elevation and radiator.

BATHROOM

Having window to rear elevation, electric & centrally heated towel rail, tiled walls, vinyl flooring, panelled bath with shower fitting & extending anti-splash screen over, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a lawn & border with driveway providing a sizeable area of off-road parking leading to the:

GARAGE

17' 7" x 7' 9" (5.36m x 2.35m)

Having up-and-over door. Gated access to both sides of the house to the:

REAR GARDEN

Being enclosed and majority laid to lawn with borders and having a 3m deep paved patio. Path to each side of the house, timber raised bed, specimen trees, shrubs, roses and a variety of bulbs and other perennial flowering plants.

THE PLOT

The property occupies a plot of approximately 0.16 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 Worcester boiler. The boiler and radiators were all replaced approximately three years ago, with the boiler having nearly seven years manufacturer guarantee remaining. The property is double glazed and the current council tax is band C.



LIFETIME LEGAL

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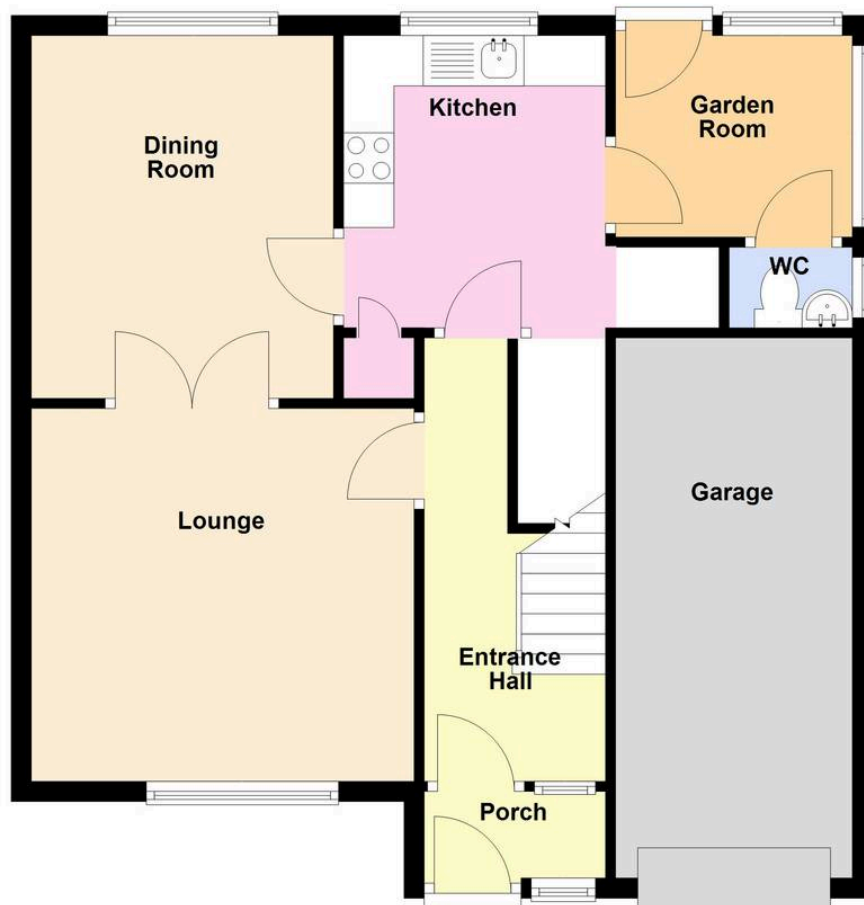
AGENT'S NOTES

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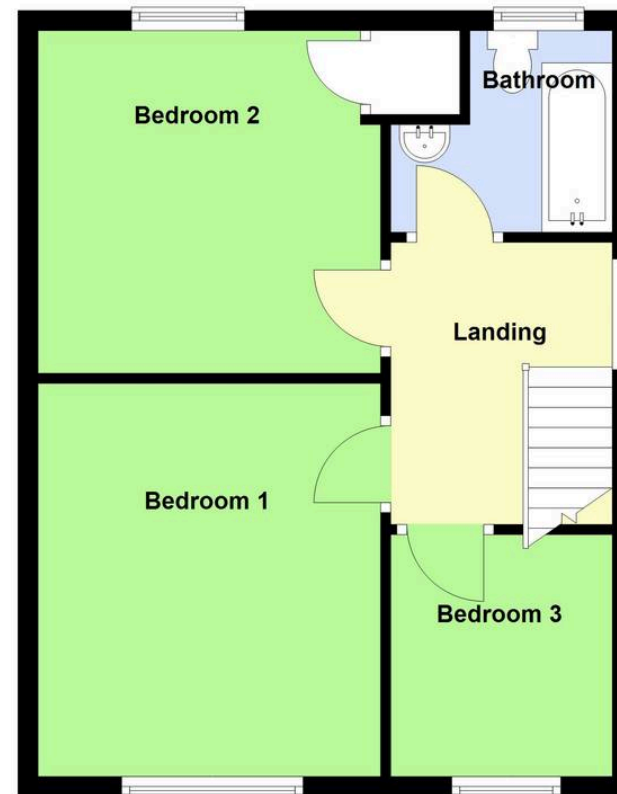
Ground Floor

Approx. 64.4 sq. metres (693.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 106.6 sq. metres (1147.1 sq. feet)

Newton Fallowell Estate Agents

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