



69 Bayswood Avenue

Boston

Situated on the desirable outskirts of town, this beautifully presented detached home offers stylish and well-maintained accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge, a well-appointed kitchen, a separate dining room perfect for entertaining, a delightful conservatory overlooking the garden and a practical utility room. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property features an attractive front garden, a driveway providing off-road parking, a garage with attached store and a private enclosed rear garden ideal for relaxing or outdoor dining.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having window to side elevation, radiator, smoke alarm, picture rail, understairs storage cupboard and staircase rising to first floor.

LOUNGE

15' 6" x 10' 11" (4.73m x 3.33m)

Having windows to front & side elevations, coved ceiling, two radiators, dado rail and fireplace with marble back & hearth, inset contemporary style electric fire and wooden surround.



KITCHEN

14' 0" x 8' 11" (4.26m x 2.72m)

Having window to rear elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with inset electric hob, integrated electric oven under, stainless steel extractor over. Further work surface with cupboards under, cupboards over. Door to the utility and archway to the:





DINING ROOM

9' 0" x 8' 11" (2.75m x 2.72m)

Having radiator and archway to the:

CONSERVATORY

12' 6" x 9' 6" (3.80m x 2.89m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear garden, two radiators and door to garage.

UTILITY

13' 10" x 5' 5" (4.21m x 1.65m)

Having part glazed doors to front & rear elevations, radiator, tiled floor and work surface with cupboards, drawers, space & plumbing for automatic washing machine, space for dishwasher and space for fridge under.



FIRST FLOOR LANDING

Having window to side elevation, radiator, smoke alarm and access to roof space.

BEDROOM ONE

13' 1" x 9' 9" (3.99m x 2.97m)

Having two windows to front elevation, further window to side elevation, coved ceiling, radiator and built-in double wardrobe.

BEDROOM TWO

14' 7" x 8' 11" (4.45m x 2.72m)

(max L-shaped) Having two windows to rear elevation and radiator.

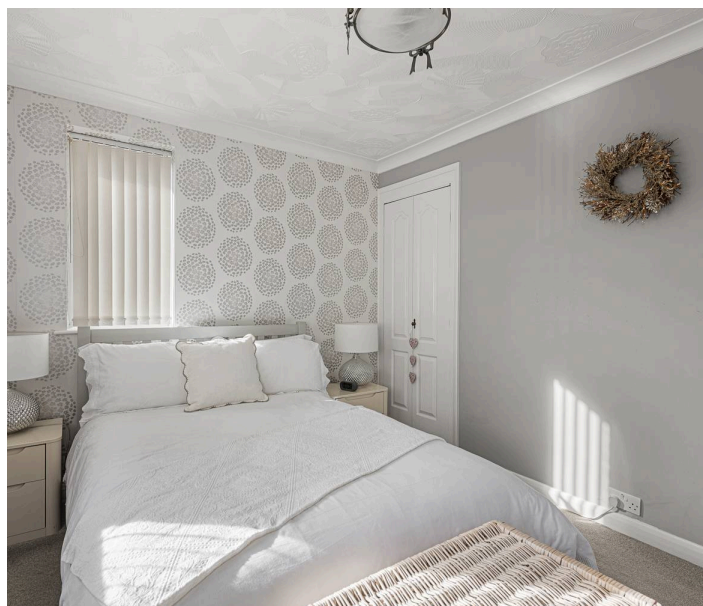
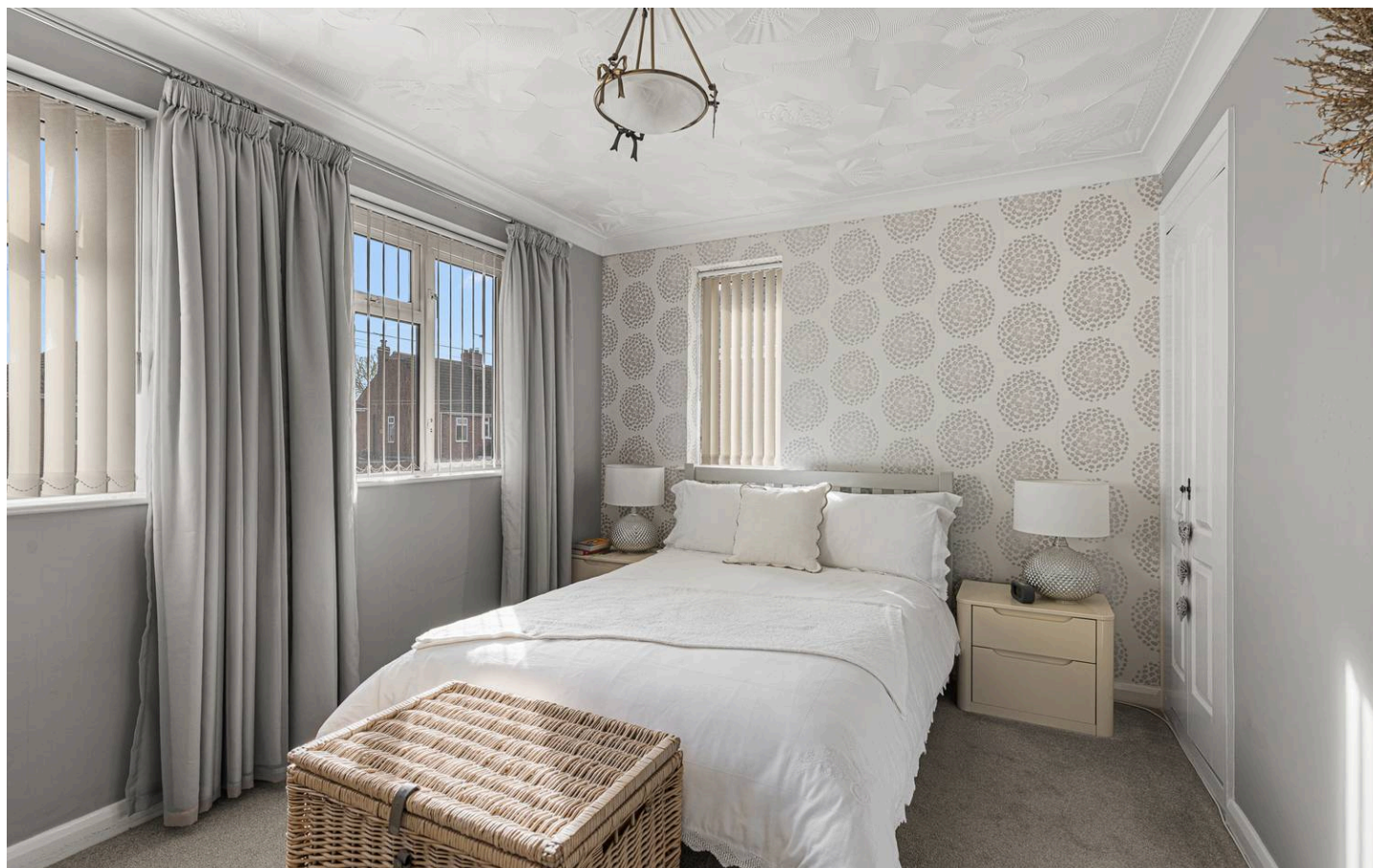
BEDROOM THREE

10' 11" x 6' 9" (3.34m x 2.06m)

Having window to front elevation, radiator and cupboard housing gas fired boiler providing for both domestic hot water & heating and hot water cylinder.

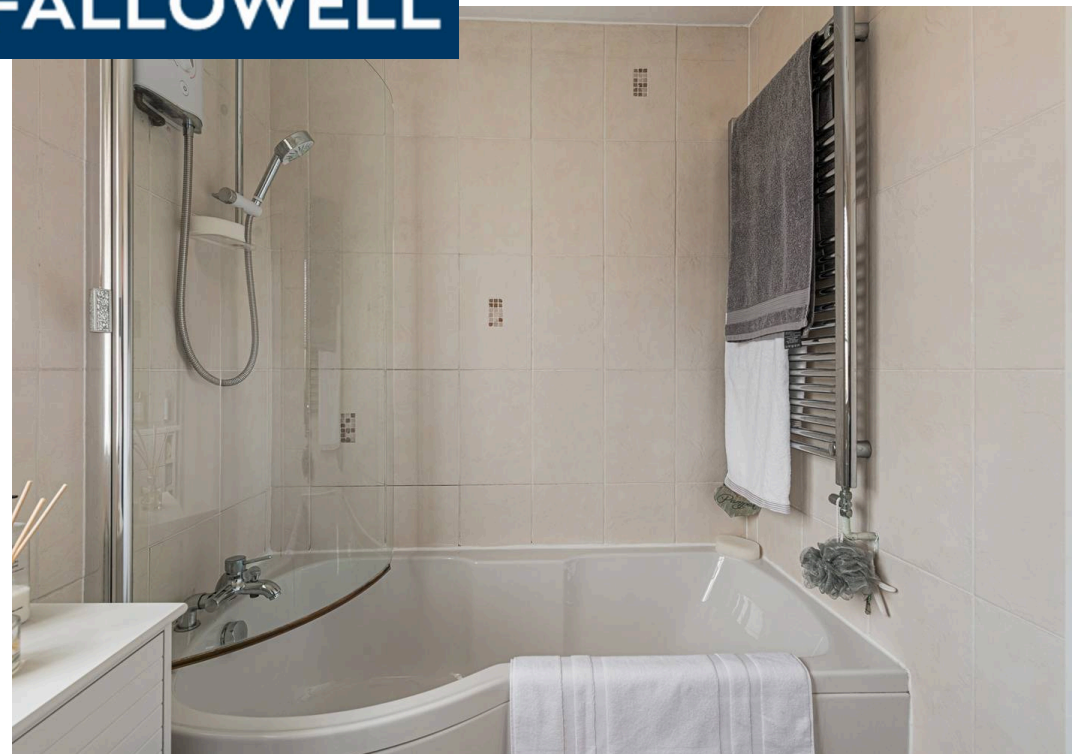
BATHROOM

Having window to rear elevation, heated towel rail, tiled walls and tiled floor. Fitted with a suite comprising: shaped bath with electric shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard & shelving under and WC with concealed cistern.





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EXTERIOR

To the front of the property there is a shaped lawn. A driveway provides off-road parking and leads to the:

GARAGE

17' 2" x 8' 2" (5.23m x 2.50m)

Having up-and-over door, light and power. To the rear of the garage there is an attached store.

REAR GARDEN

Being enclosed and majority laid to lawn with a decked patio area, paved patio area, block paved & gravelled areas with raised beds and a garden shed.

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

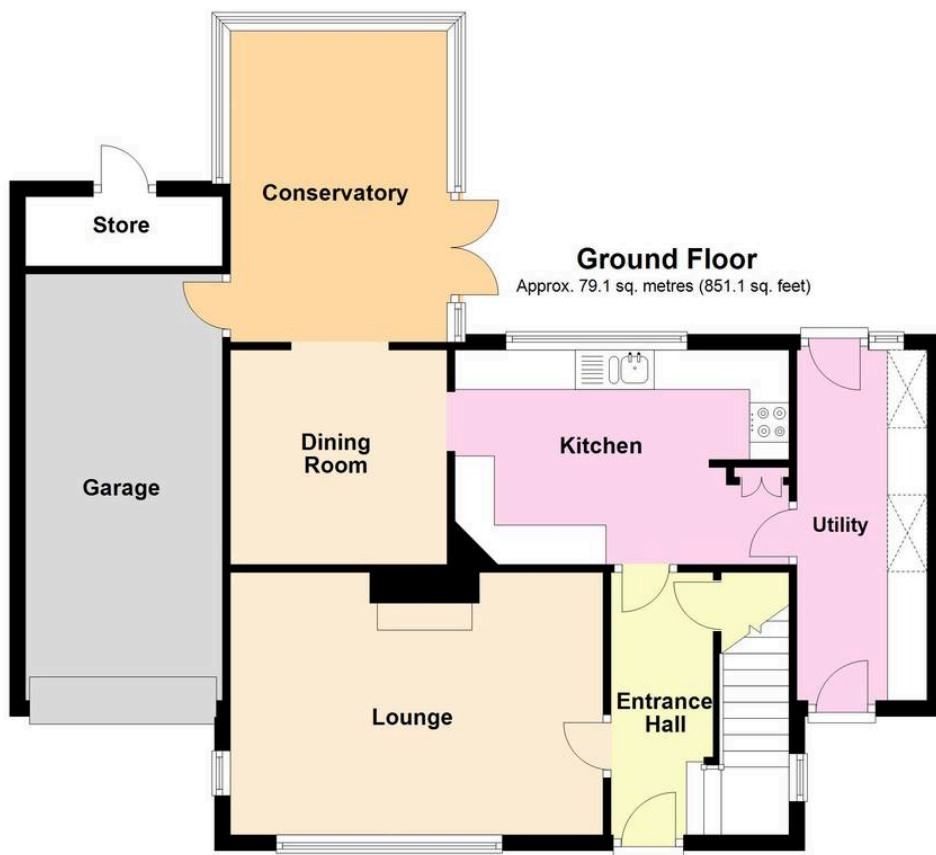
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NEWTON FALLOWELL



Total area: approx. 122.0 sq. metres (1312.7 sq. feet)

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