



100 Tollfield Road, Boston, PE21 9PN



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Freehold

£325,000



## Key Features

- Detached five bedroom house
- Lounge, study and dining room
- Kitchen and utility room
- WC and two shower rooms
- Study and further attic room
- Single and double garage
- Large block paved driveway
- EPC rating C





An extended detached house on a good size corner plot with convenient access to the A16. Having spacious & versatile accommodation comprising: porch, entrance hall, cloakroom, snug, lounge/diner, kitchen, utility and sitting/family room to ground floor. Master bedroom with en-suite, three further bedrooms, study and bathroom to first floor. There are also two handy loft rooms. Outside the property has ample off-road parking, front & rear gardens and side access to a further driveway with two garages. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### PORCH

With further part glazed door to the:

#### ENTRANCE HALL

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

#### CLOAKROOM

Having low level WC and hand basin.

#### SNUG

3.63m x 3.38m (11'11" x 11'1")

Having bay window to front elevation, coved ceiling with inset ceiling spotlights and radiator.

#### LOUNGE/DINER

5.51m x 4.22m (18'1" x 13'10")

Having bay window to front elevation, coved ceiling and two radiators.

#### KITCHEN

5.61m x 2.49m (18'5" x 8'2")

(max) Having window to side elevation, coved ceiling, radiator and tiled floor. 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, cupboard under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit to side. Further work surface return with cupboards & integrated dishwasher under, cupboards over.

#### UTILITY

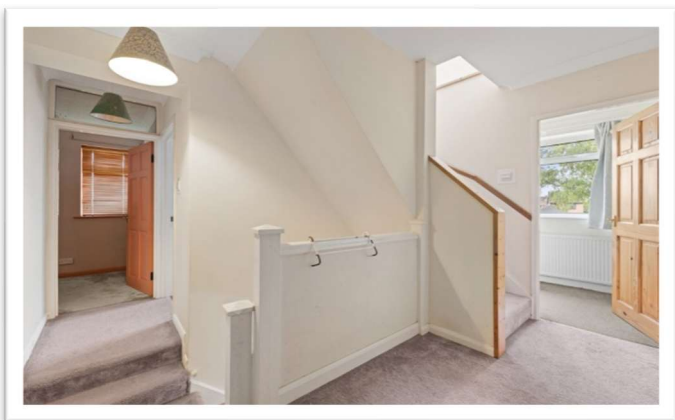
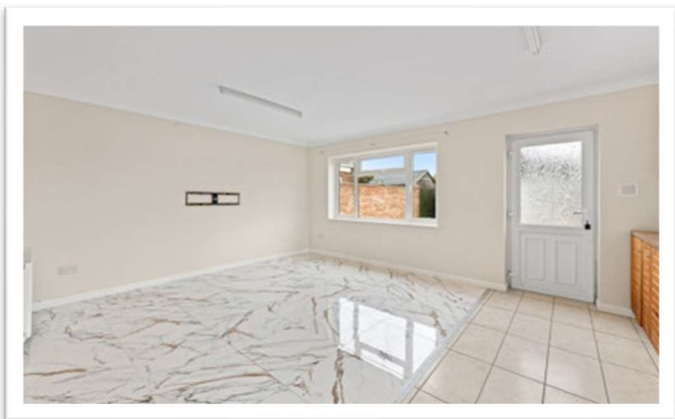
2.72m x 1.5m (8'11" x 4'11")

Having tiled floor, built-in cupboard and work surface with cupboards under, cupboards over.

#### SITTING/FAMILY ROOM

3.89m x 2.9m (12'10" x 9'6")

Having window & part glazed door to rear elevation, coved ceiling, radiator and tiled floor.





### FIRST FLOOR LANDING

Having covered ceiling and staircase rising to loft rooms.

### STUDY

2.29m x 1.4m (7'6" x 4'7")

Having window to front elevation and radiator.

### MASTER BEDROOM

3.63m x 3.38m (11'11" x 11'1")

Having window to rear elevation, coved ceiling and radiator.

### EN-SUITE

Having window to rear elevation, heated towel rail, tiled walls, tiled floor, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to unit with drawers under.

### BEDROOM TWO

3.48m x 3.02m (11'5" x 9'11")

Having windows to side & rear elevations, coved ceiling, radiator and built-in wardrobe.

### BEDROOM THREE

3.61m x 3.38m (11'10" x 11'1")

Having window to front elevation, coved ceiling, radiator and built-in wardrobes.

### BEDROOM FOUR

3.84m x 3.02m (12'7" x 9'11")

Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

### SHOWER ROOM

Having heated towel rail, tiled floor, tiled walls, extractor, shower enclosure with mixer shower fitting, close coupled WC and hand basin with drawers under.



## SECOND FLOOR LANDING

### LOFT ROOM ONE

4.60m x 3.60m (15'1" x 8'10")

(restricted head height) Having roof window and radiator.

### LOFT ROOM TWO

3.53m x 2.72m (11'7" x 8'11")

(restricted head height) Having two roof windows.

### EXTERIOR

To the front of the property there is a shaped lawn. A block paved area accessed off Somersby Way provides ample off-road parking and there is gated access to the:

### REAR GARDEN

Having a shaped lawn and a further block paved area which is also accessed via wrought iron vehicular gates off Somersby Way.

### GARAGE ONE

7.06m x 5.59m (23'2" x 18'4")

Having electric up-and-over door, part glazed service door, light & power.

### GARAGE TWO

5m x 2.69m (16'5" x 8'10")

Having electric up-and-over door, light & power.

### THE PLOT

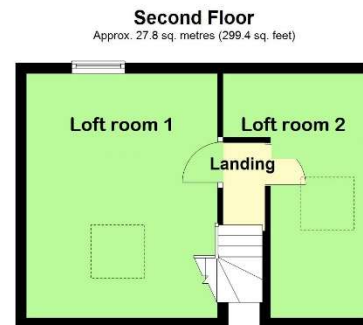
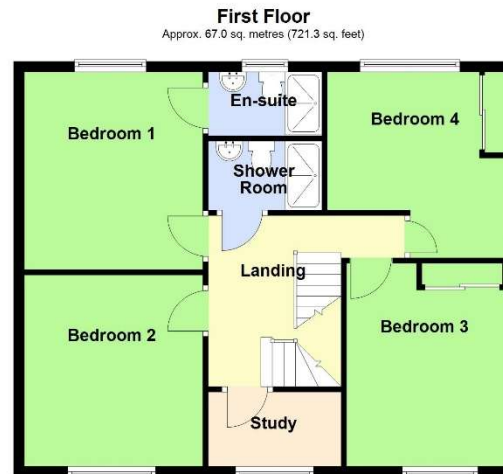
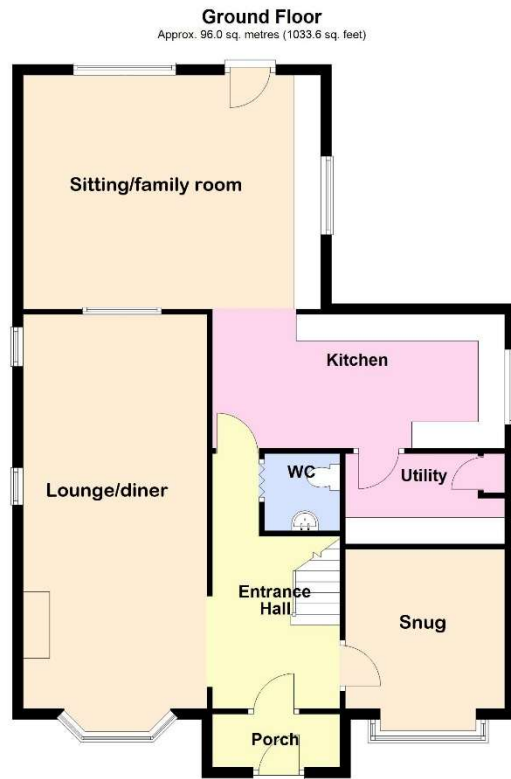
The property occupies a plot of approximately 0.18 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



 **NEWTON FALLOWELL**



# Floorplan



Total area: approx. 190.9 sq. metres (2054.3 sq. feet)

## 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.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

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 £66 (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.

## PARTICULARS

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