



 **NEWTON**
FALLOWELL

6 Kenleigh Drive, Boston – PE21 0NQ
£215,000

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Boston

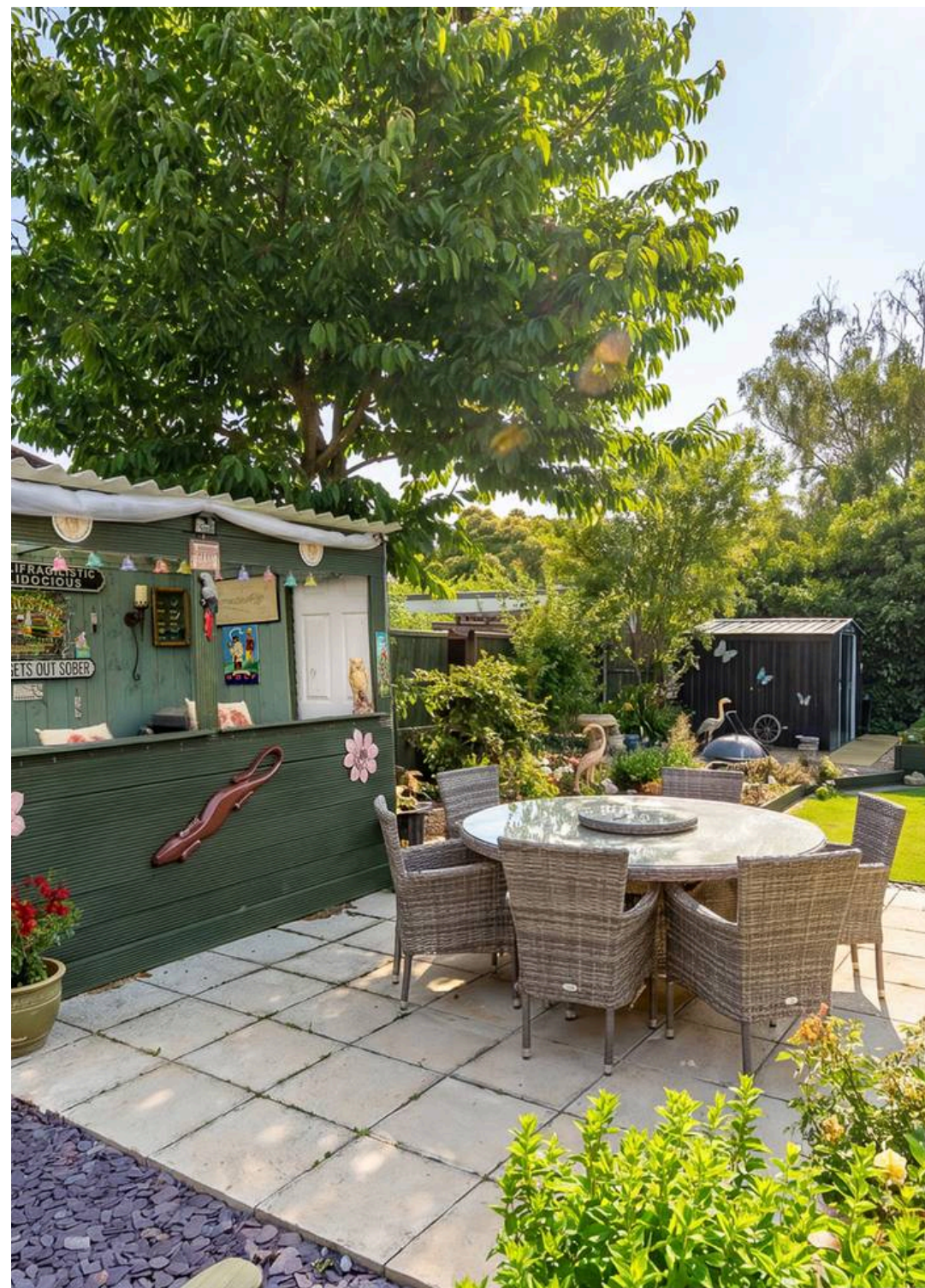
Occupying a convenient position on the outskirts of town, this beautifully presented detached bungalow offers spacious, well-appointed accommodation within easy reach of a local primary school, shops and everyday amenities. The property features a welcoming entrance hall, a light and airy lounge, an attractive dining kitchen, side entrance, utility room, two generous double bedrooms and a contemporary shower room. Outside, a driveway provides ample off-road parking and leads to a garage, while the generous enclosed rear garden creates a delightful setting for outdoor dining, entertaining and relaxation. The property further benefits from gas central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

Open porch with tiled floor and part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and wood effect flooring.

LOUNGE

13' 10" x 11' 9" (4.22m x 3.58m)

Having windows to front & side elevations and radiator.

DINING KITCHEN

11' 9" x 11' 5" (3.58m x 3.48m)

Having window to front elevation, radiator, wood effect flooring and airing cupboard housing hot water cylinder with shelving. 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, cupboards & integrated dishwasher under, cupboards over. Work surface return with inset induction hob, cupboards & drawers under, cupboards & stainless steel extractor over, space for upright fridge/freezer to side. Recess housing two integrated electric ovens with drawers under.

SIDE ENTRANCE

Having radiator and part glazed door to side elevation.

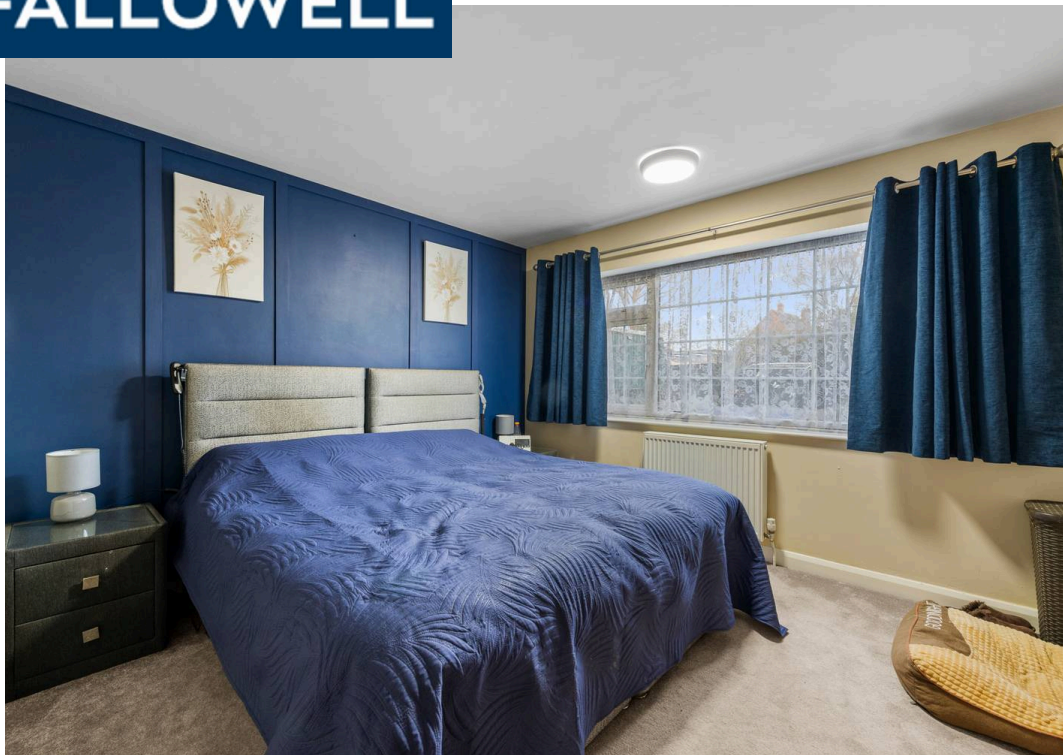
UTILITY

Having window to side elevation, work surface with space & plumbing for automatic washing machine under and wall mounted gas fired boiler providing for both domestic hot water & heating.





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BEDROOM ONE

11' 9" x 10' 9" (3.58m x 3.28m)

Having window to rear elevation and radiator.

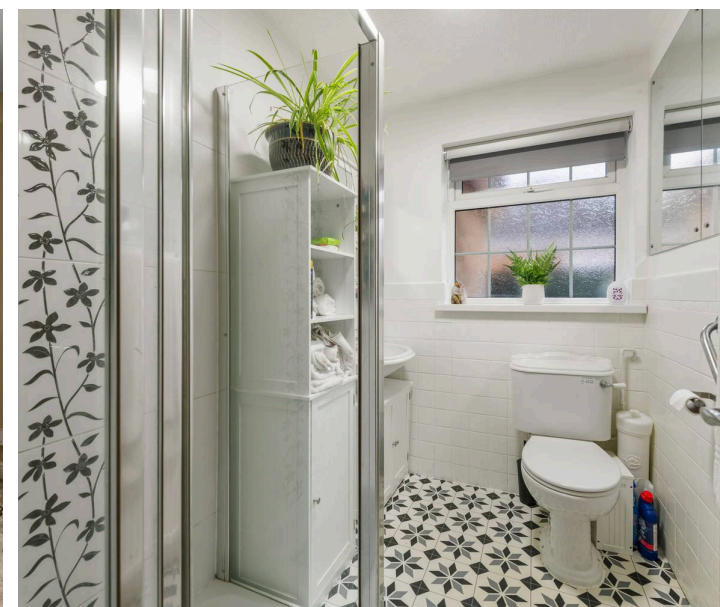
BEDROOM TWO

11' 9" x 10' 9" (3.58m x 3.28m)

Having window to rear elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to side elevation, radiator, part tiled walls, tile effect flooring, fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a low maintenance granite chip area. A driveway provides off-road parking and leads to the:

GARAGE

16' 7" x 8' 0" (5.05m x 2.44m)

Having electric up-and-over door, window to side, light and power.

REAR GARDEN

Being enclosed and majority laid to lawn with a paved patio, outside bar area with further paved patio to front, raised beds & slate chip areas, garden sheds and greenhouse.

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 C.

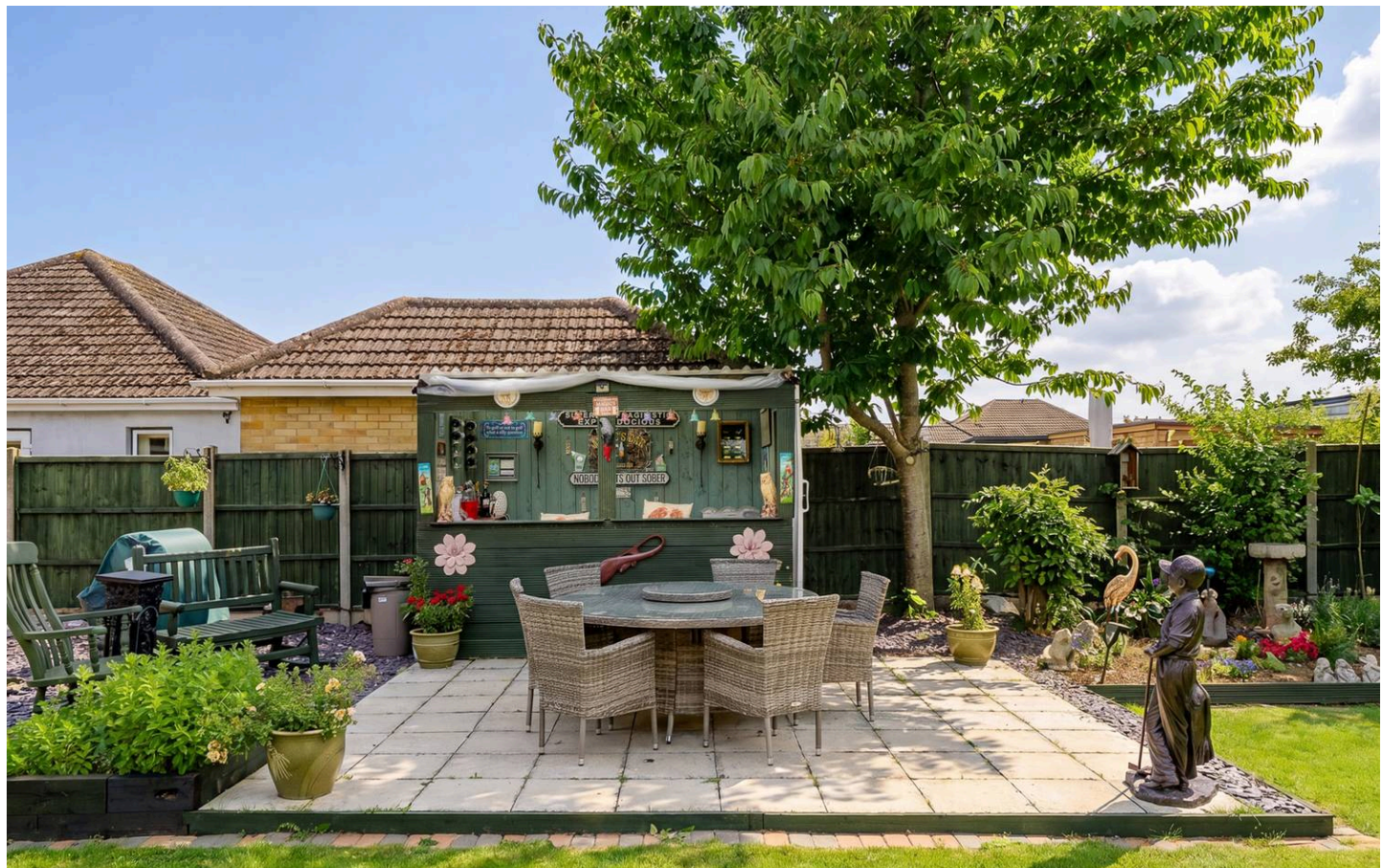


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Total area: approx. 80.8 sq. metres (869.3 sq. feet)

Newton Fallowell Estate Agents

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