



# Kostalott, Spilsby Road

New Leake, Boston

Set on a generous plot in a desirable semi-rural location, this attractive semi-detached home enjoys open views to both the front and rear. The accommodation comprises an entrance hall, a comfortable lounge, a modern re-fitted dining kitchen, rear lobby, shower room and rear porch/utility to the ground floor. Upstairs, the property offers a principal bedroom with en-suite cloakroom, along with two further well-proportioned bedrooms.

Externally, the property benefits from ample off-road parking to the front, a detached tandem garage and a private enclosed garden to the rear, ideal for relaxing or entertaining. Additional features include electric storage heating and double glazing throughout.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E





## ACCOMMODATION

Part glazed entrance door to the:

### ENTRANCE HALL

Having electric storage heater and staircase rising to first floor.

### LOUNGE

13' 9" x 13' 3" (4.19m x 4.04m)

Having window to front elevation, coved ceiling, electric storage heater and fireplace with inset electric fire.

### DINING KITCHEN

16' 8" x 8' 6" (5.08m x 2.60m)

Having windows to side & rear elevations, electric storage heater and tile effect flooring. Re-fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboard & integrated dishwasher under, cupboards over. Work surface return with cupboards & drawers under, cupboards & glazed display units over. Further work surface return with inset electric hob, cupboards & integrated electric double oven under, cupboards & stainless steel cooker hood over. Space for upright fridge/freezer to side.



### REAR LOBBY

Having part glazed door to rear porch, tile effect flooring and walk-in pantry.

### SHOWER ROOM

Having window to rear elevation, electric storage heater, extractor, tiled walls, tiled floor, shower enclosure with electric shower fitting, hand basin inset to vanity unit and WC with concealed cistern.

### REAR PORCH/UTILITY

Having polycarbonate roof, part glazed door to rear elevation, window to side elevation, work surface with cupboards, space & plumbing for automatic washing machine & tumble dryer under.



**NEWTON FALLOWELL**



### **FIRST FLOOR LANDING**

Having window to side elevation and access to boarded roof space with ladder.

### **BEDROOM ONE**

12' 3" x 11' 4" (3.74m x 3.46m)

(wardrobes in addition) Having window to front elevation, electric storage heater and fitted wardrobes to one wall.

### **EN-SUITE CLOAKROOM**

Having close coupled WC and wall mounted hand basin.

### **BEDROOM TWO**

11' 0" x 8' 8" (3.36m x 2.63m)

Having window to rear elevation, electric storage heater and airing cupboard housing hot water cylinder with shelving.

### **BEDROOM THREE**

8' 0" x 7' 5" (2.45m x 2.27m)

Having window to rear elevation and electric storage heater.



## EXTERIOR

To the front of the property there is a gravelled driveway which provides ample off-road parking and extends down the side of the property to the:

## TANDEM GARAGE

Having electric sectional door, three windows to side, further window to rear, door to garden, light and power.

## REAR GARDEN

Majority laid to lawn and having a paved patio, paved footpath, further paved patio & summerhouse, shed and greenhouse.

## THE PLOT

The property occupies a plot of approximately 0.14 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 electricity and water connected. Drainage is to a private shared system managed by Anglian Water. Heating is via electric storage heaters and the property is double glazed. The current council tax is band A.



NEWTON FALLOWELL



### 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.

### AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





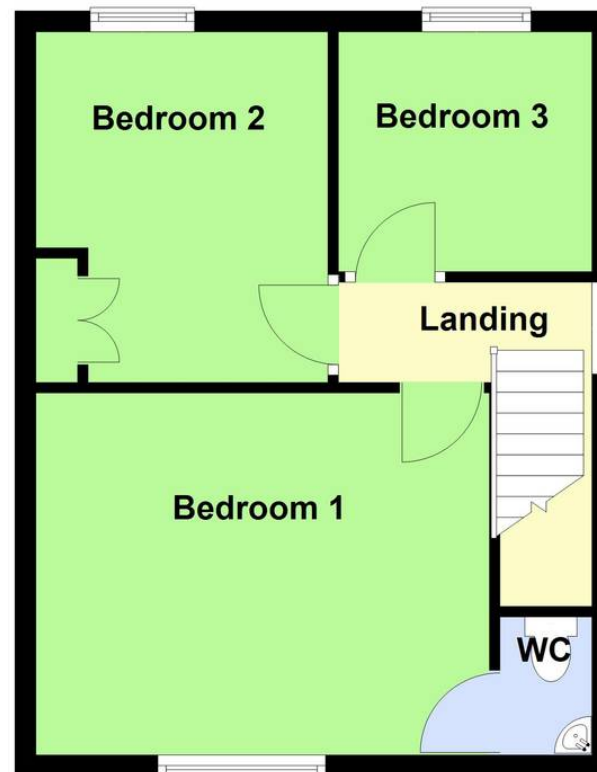
 **NEWTON FALLOWELL**







**First Floor**  
Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 79.8 sq. metres (859.4 sq. feet)

## Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • [boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/boston](http://www.newtonfallowell.co.uk/boston)