



48 Brothertoft Road, Boston, PE21 8HN



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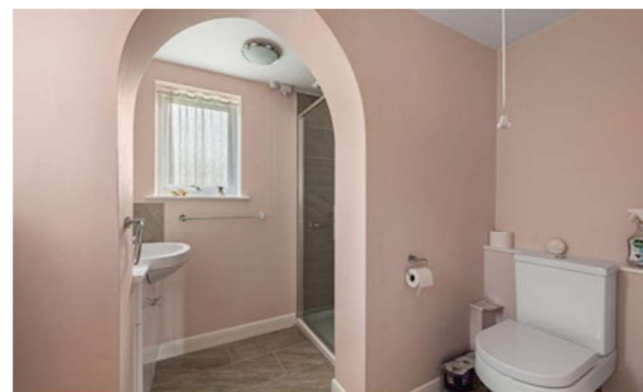
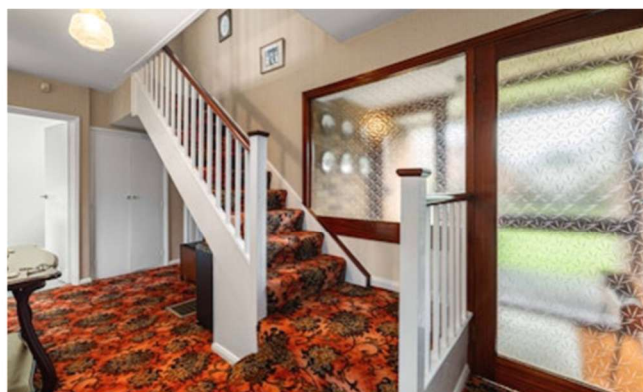
Freehold

£289,950



Key Features

- Detached house
- Three bedrooms
- Lounge, dining room & sitting room
- Breakfast kitchen & utility
- Shower room & bathroom
- Extensive driveway & garage
- Enclosed rear garden with swimming pool
- Plot approx. 0.30 acre (STS)
- EPC rating D



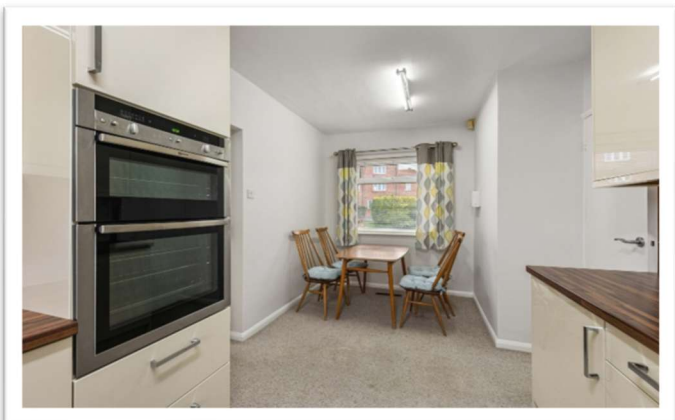


Set on a generous plot of approximately 0.30 acre (subject to survey), this impressive detached home offers over 1,600 square feet of versatile living accommodation.

The ground floor comprises of a welcoming porch and entrance hall, a shower room, spacious lounge, formal dining room, fitted breakfast kitchen, side entrance hall, utility room and an additional sitting room, providing excellent flexibility for family living and entertaining.

To the first floor are three bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from an extensive driveway offering ample off-road parking, a garage and an enclosed rear garden. The garden is a particular highlight, featuring a swimming pool and a summerhouse, creating an ideal space for outdoor relaxation and entertaining.



ACCOMMODATION

Part glazed entrance door with side screen through to the:

ENTRANCE PORCH

Having further part glazed door & window to the:

ENTRANCE HALL

Having smoke alarm, built-in cupboard and staircase rising to first floor.

SHOWER ROOM

Having windows to front & side elevations, tiled floor, shower enclosure with electric shower fitting, close coupled WC and vanity hand basin.

LOUNGE

5.44m x 4.32m (17'10" x 14'2")

(max) Having windows to front & side elevations, part glazed doors to side & rear elevations, coved ceiling and fireplace with marble back & hearth, inset gas fire and stone surround. Bi-fold doors to the:



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DINING ROOM

3.55m x 3.23m (11'7" x 10'7")

Having window to rear elevation, coved ceiling and serving hatch to kitchen.

BREAKFAST KITCHEN

5.44m x 2.58m (17'10" x 8'6")

(max) Having windows to front & rear elevations and tiled floor. 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 under. Work surface return with inset electric hob, cupboard, integrated dishwasher & drawers under, cupboards & extractor over, tall unit to side housing integrated electric double oven with drawer under & cupboard over. Further work surface return with cupboard, shelving and integrated fridge & freezer under, cupboards over.

SIDE ENTRANCE HALL

Having part glazed door with side screen to front elevation and cupboard housing gas fired boiler providing for warm air heating.

UTILITY

2.38m x 1.72m (7'10" x 5'7")

Having part glazed door to rear elevation, access to roof space, work surface with tiled splashbacks, inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine, tumble dryer & further appliance space under, cupboards over.

SITTING ROOM

5.18m x 2.92m (17'0" x 9'7")

Having window to front elevation, sliding doors to rear elevation and brick-built fireplace with inset gas fire.



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FIRST FLOOR LANDING

Having window to front elevation and airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE

4.7m x 3.34m (15'5" x 11'0")

(wardrobes in addition) Having window to rear elevation, coved ceiling and fitted wardrobes to one wall.

BEDROOM TWO

3.5m x 3.46m (11'6" x 11'5")

Having window to rear elevation, coved ceiling, access to roof space and two built-in wardrobes.

BEDROOM THREE

3.49m x 3.2m (11'6" x 10'6")

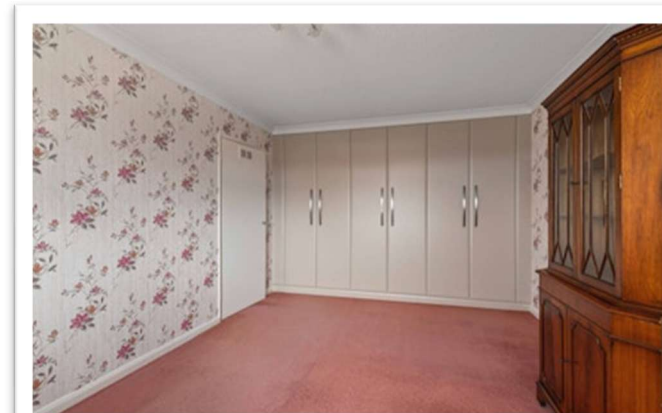
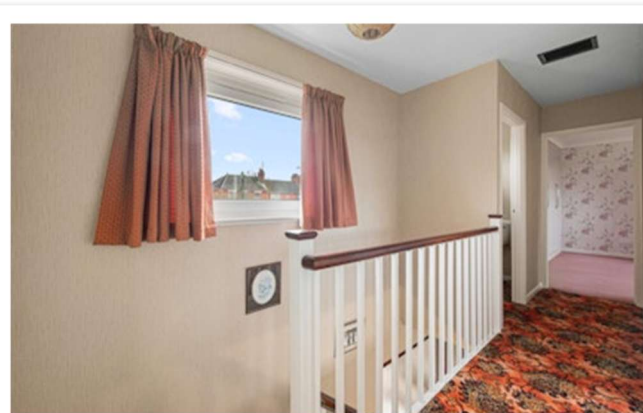
Having window to rear elevation, coved ceiling and built-in double wardrobe.

BATHROOM

Having window to front elevation, coved ceiling, tiled walls, panelled bath and pedestal hand basin.

SEPARATE WC

Having window to front elevation and low level WC



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EXTERIOR

To the front of the property there is a lawned area with borders. A large driveway provides extensive off-road parking leading to the:

GARAGE

7.06m x 2.73m (23'2" x 9'0")

Having electric roller door, window to rear, part glazed door to garden, light, power and gas fired boiler for the swimming pool.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas boiler serving warm air heating and the property is double glazed. The current council tax is band D.

REAR GARDEN

Having a lawned area with borders, block paved footpaths & patio, summerhouse and outdoor swimming pool.

THE PLOT

The property occupies a plot of approximately 0.30 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.



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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Floorplan

Ground Floor

Approx. 95.1 sq. metres (1024.0 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.6 sq. feet)



Total area: approx. 153.9 sq. metres (1656.6 sq. feet)



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