



1 Park View

Boston

An impressive detached family home occupying a sought-after position on an exclusive development, backing onto a park and offering over 1,800 square feet of beautifully appointed, versatile accommodation.

The true centrepiece is the **stunning open-plan dining kitchen**, creating a superb sociable space which flows seamlessly through to the lounge, complete with contemporary media wall. The ground floor further comprises an entrance hall, cloakroom, playroom/study and utility room. To the first floor, the master bedroom benefits from an en-suite, with three further bedrooms, an additional study and a family bathroom with separate shower completing the accommodation.

Outside, a driveway provides ample off-road parking alongside a detached double garage. The beautifully landscaped, enclosed rear garden features an attractive decked patio area, raised brick-walled borders and low-maintenance resin footpaths, creating a stylish and well-defined outdoor space ideal for relaxing and entertaining. Further benefits include gas central heating and double glazing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having window to front elevation, coved ceiling with inset ceiling spotlights, tiled floor with underfloor heating, built-in cupboard and staircase rising to first floor.

CLOAKROOM

Having coved ceiling, tiled floor with underfloor heating, extractor, WC with concealed cistern and vanity hand basin.

OPEN PLAN DINING KITCHEN

20' 7" x 19' 4" (6.27m x 5.90m)

(max L-shaped) Forming areas comprising:

DINING AREA

Having french doors to rear elevation & garden, coved ceiling with inset ceiling spotlights, tiled floor with underfloor heating and built-in cupboard. Opening to the lounge and flowing through to the:



FITTED KITCHEN AREA

Having windows to side & rear elevations, coved ceiling with inset ceiling spotlights and continuation of tiled floor with underfloor heating. Fitted with a range of base & wall units with quartz work surfaces, upstands & tiled splashbacks comprising: 1 1/4 bowl undercounter sink with mixer tap incorporating instant boiling water tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset induction hob, cupboards & drawers under, cupboards & extractor over, range of tall units to side incorporating integrated electric double oven and integrated fridge & freezer. Further work surface return with cupboards under.



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LOUNGE

22' 9" x 11' 7" (6.94m x 3.54m)

Having window to front elevation, french doors to rear elevation, coved ceiling with inset ceiling spotlights, underfloor heating, air conditioning unit and feature media wall with inset contemporary style electric fire with space for flatscreen TV over.

PLAYROOM/STUDY

10' 2" x 8' 4" (3.10m x 2.54m)

Having window to front elevation, coved ceiling with inset ceiling spotlights, luxury vinyl flooring with underfloor heating and range of fitted cupboards & shelving.

UTILITY

6' 5" x 6' 5" (1.95m x 1.95m)

Having window to side elevation, coved ceiling with inset ceiling spotlights, tiled floor, extractor, quartz work surface & upstands, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over and tall unit.



FIRST FLOOR LANDING

Having coved ceiling with inset ceiling spotlights, radiator and built-in double airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

12' 4" x 11' 7" (3.76m x 3.53m)

Having window to front elevation, coved ceiling and radiator.

EN-SUITE

Having window to front elevation, heated towel rail, tiled walls, tiled floor, extractor and shaver point. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, WC with concealed cistern and wall mounted vanity hand basin with drawers under.



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BEDROOM TWO

12' 9" x 10' 4" (3.89m x 3.14m)

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

BEDROOM THREE

15' 3" x 10' 0" (4.64m x 3.04m)

(max) Having window to rear elevation, coved ceiling, radiator and built-in double wardrobe.

BEDROOM FOUR

10' 2" x 8' 4" (3.10m x 2.55m)

Having window to front elevation, coved ceiling and radiator.

STUDY

7' 9" x 6' 6" (2.37m x 1.97m)

Having window to side elevation, coved ceiling, radiator, luxury vinyl flooring and access to roof space.

BATHROOM

Having window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, extractor, tiled walls and tiled floor. Fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.





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EXTERIOR

To the front of the property there is a lawned garden. A block paved driveway provides ample off-road parking and leads to the:

DOUBLE GARAGE

18' 4" x 17' 8" (5.58m x 5.39m)

Having electric roller door, side service door, light and power.

GARDENS

Having a lawned garden, a decked area with integrated lighting, resin footpath, brick wall incorporating raised flower bed with integral lighting and garden shed.

THE PLOT

The property occupies a plot of approximately 0.15 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.



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SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving underfloor heating & radiators and the property has high performance glazing. The current council tax is band E.

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.

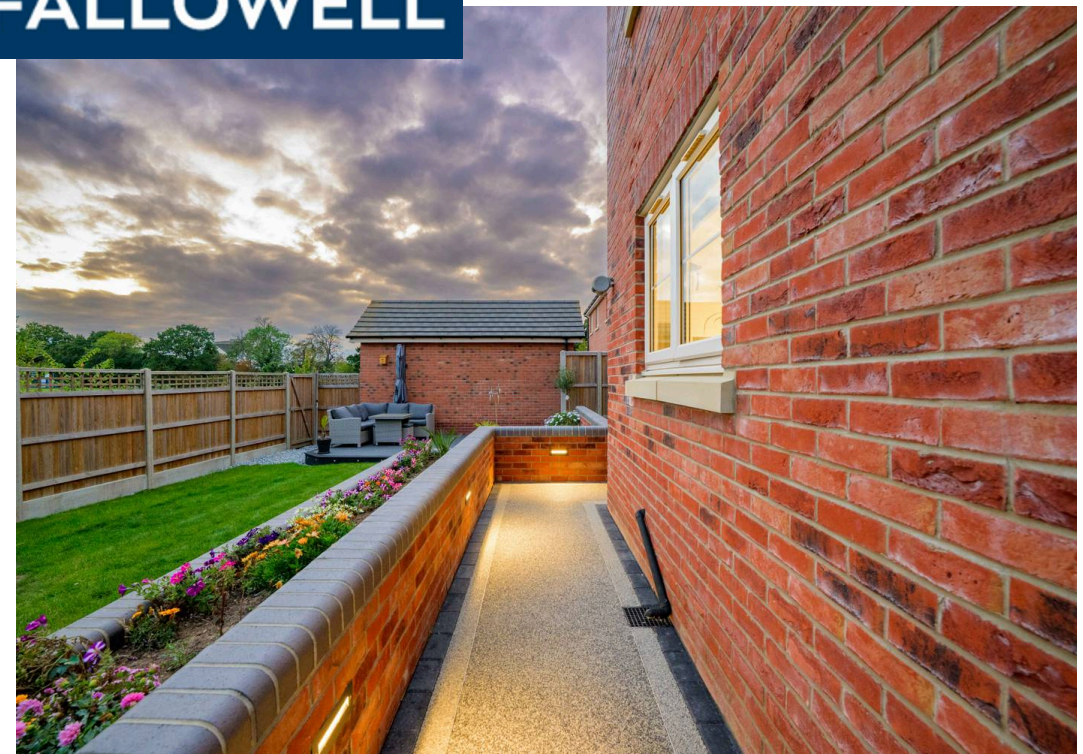
AGENT'S NOTES

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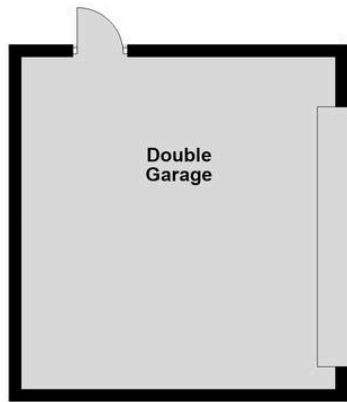


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Total area: approx. 173.6 sq. metres (1869.0 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

