



5 Charter Close, Boston, PE21 9PD



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Freehold

£260,000



Key Features

- Detached house
- Four bedrooms
- Lounge & dining room
- Breakfast kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating D





Situated in a highly sought-after residential cul-de-sac on the outskirts of town, just a short stroll from the beautiful Witham Way Country Park, this impressive detached family home offers spacious and well-balanced accommodation extending to over 1,200 square feet.

The ground floor welcomes you with an inviting entrance hall leading to a convenient cloakroom, a generous lounge perfect for relaxing, a separate dining room ideal for entertaining and a well-appointed breakfast kitchen complemented by a practical utility room.

Upstairs, the property boasts a superb master bedroom with en-suite shower room, three further bedrooms and a family bathroom, providing ample space for growing families or those working from home.

Externally, the home continues to impress with a driveway offering off-road parking, an integral garage and a private, enclosed rear garden, perfect for outdoor dining and family enjoyment.

Additional benefits include gas central heating, double glazing throughout, and the significant advantage of being offered with no onward chain, ensuring a smooth and straightforward purchase.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

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

CLOAKROOM

Having window to front elevation, radiator, half tiled walls, close coupled WC and wall mounted hand basin.

LOUNGE

5.27m x 3.43m (17'4" x 11'4")

Having box bay window to front elevation, coved ceiling, radiator and fireplace with marble back & hearth & wooden surround. Archway to the:



 **NEWTON FALLOWELL**





DINING ROOM

2.98m x 2.64m (9'10" x 8'8")

Having french doors to rear elevation & garden, coved ceiling and radiator.

BREAKFAST KITCHEN

3.95m x 2.62m (13'0" x 8'7")

Having two windows to rear elevation, radiator 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, drawer & space for dishwasher under, open-ended shelving over. Work surface return with inset gas hob, cupboards & drawers under, cupboards & concealed extractor over, tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit to side.



UTILITY

Having window to rear elevation, part glazed door to side elevation, radiator, tiled floor, extractor, door to garage, work surface with space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over.

FIRST FLOOR LANDING

Having access to roof space and built-in airing cupboard housing hot water cylinder with shelving.



MASTER BEDROOM

3.68m x 3.37m (12'1" x 11'1")

(lobby area in addition) Having window to front elevation and radiator.

EN-SUITE

Having window to front elevation, radiator, tiled walls, extractor, shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

3.71m x 2.72m (12'2" x 8'11")

Having window to rear elevation and radiator.



BEDROOM THREE

3.25m x 2.89m (10'8" x 9'6")

(max L-shaped) Having window to front elevation and radiator.



BEDROOM FOUR

3.56m x 2.13m (11'8" x 7'0")

(max) Having window to rear elevation and radiator.



BATHROOM

Having window to rear elevation, radiator, tiled walls, extractor, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

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

GARAGE

5.25m x 2.91m (17'2" x 9'6")

(max) Having up-and-over door, access to roof space, light and power.

Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with mature borders and having a paved patio & footpath and gravelled area.

SERVICES

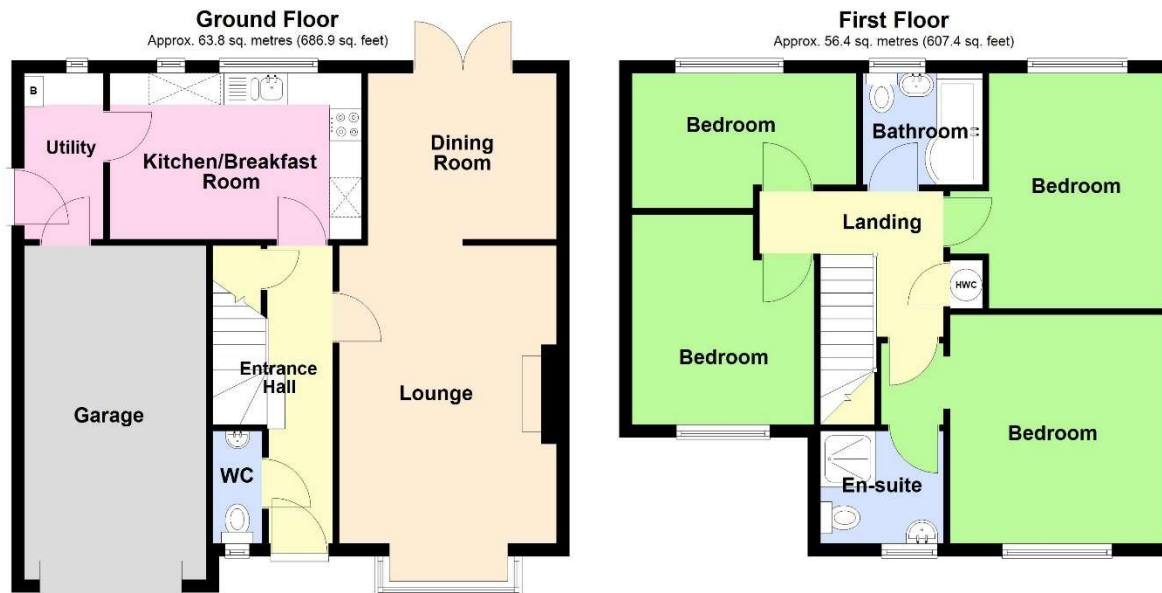
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



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 **NEWTON FALLOWELL**

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