NEWTON FALLOWELL

11 Queens Road, Boston - PE21 9AA

£275,000

11 Queens Road

Boston

A substantial four/five bedroom Victorian detached home combining timeless period character with modern-day comfort, ideally positioned within walking distance of Boston town centre and convenient for Pilgrim Hospital and Boston High School.

Overlooking the Maud Foster Waterway to the front and offering over 2,000 square feet of spacious accommodation. The property retains a wealth of original features and comprises an entrance porch and welcoming entrance hall, elegant lounge, sitting room, bespoke fitted kitchen designed by renowned kitchen designer Jason Brackenbury, a snug with wood burner, rear entrance and cloakroom to ground floor. To the first floor are four bedrooms, a study/bedroom five with an en-suite off, family bathroom with separate shower & sauna, shower room and separate WC. Outside, the property enjoys a front garden, off-road parking, garage and enclosed side garden. Further benefits include gas central heating and double glazing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

No Chain

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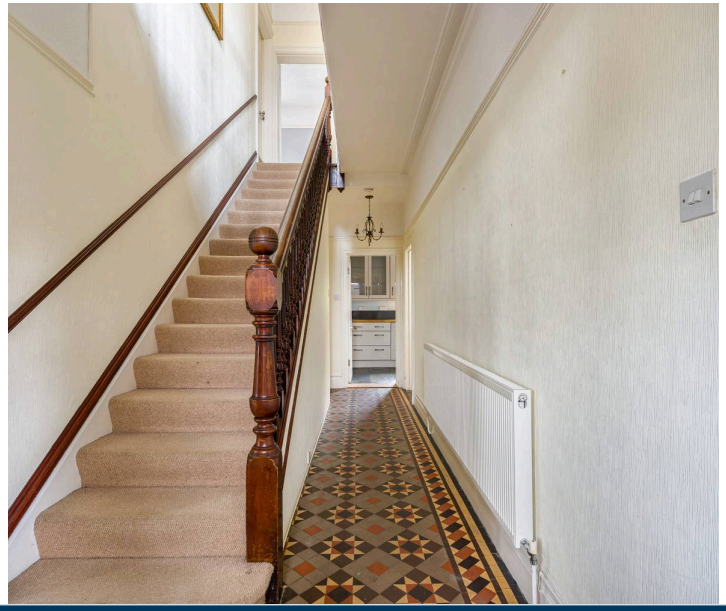

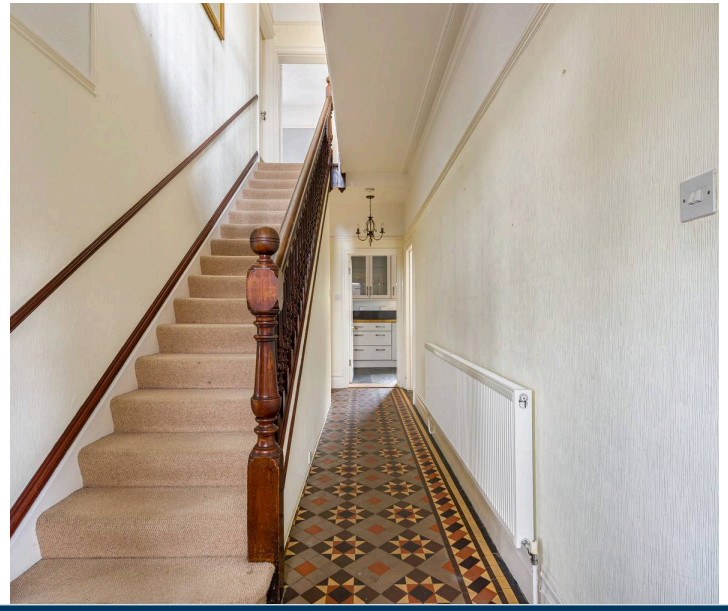

ACCOMMODATION
Part glazed uPVC front entrance door through to the:

ENTRANCE PORCH
Having windows to both side elevations and further door through to the:

ENTRANCE HALL
Having radiator, coved ceiling, picture rail, original mosaic tiled floor and staircase rising to first floor.

LOUNGE
19' 6" x 13' 1" (5.94m x 3.99m)
Having window to front elevation, coved ceiling, radiator, picture rail, television aerial connection point, glazed display cupboard to one alcove and feature fireplace with cast iron & tiled insert, marble hearth and wooden surround.

SITTING ROOM
19' 2" x 13' 3" (5.84m x 4.04m)
Having window to front elevation, radiator, picture rail and fireplace with tiled back & hearth, gas fire and wooden surround.

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BREAKFAST KITCHEN
20' 0" x 10' 4" (6.10m x 3.15m)
Having two windows to rear elevation, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with wood block work surfaces & upstands comprising: belfast style sink inset to work surface, cupboard, space & plumbing for automatic washing machine & dishwasher under. Further work surface with inset sink & mixer tap, cupboards & drawers under, cupboards, glazed display units & shelving over. Space for upright fridge/freezer with cupboard over and larder style unit to side. Range style cooker with work surface to either side & cupboards under. Further range of tall larder style units.

SNUG
14' 5" x 9' 3" (4.39m x 2.82m)
Having french doors to side elevation, coved ceiling, radiator, wood flooring and feature wood burner.

REAR ENTRANCE LOBBY
Having door to side elevation and door to the:

CLOAKROOM
Having window to side elevation and close coupled WC.

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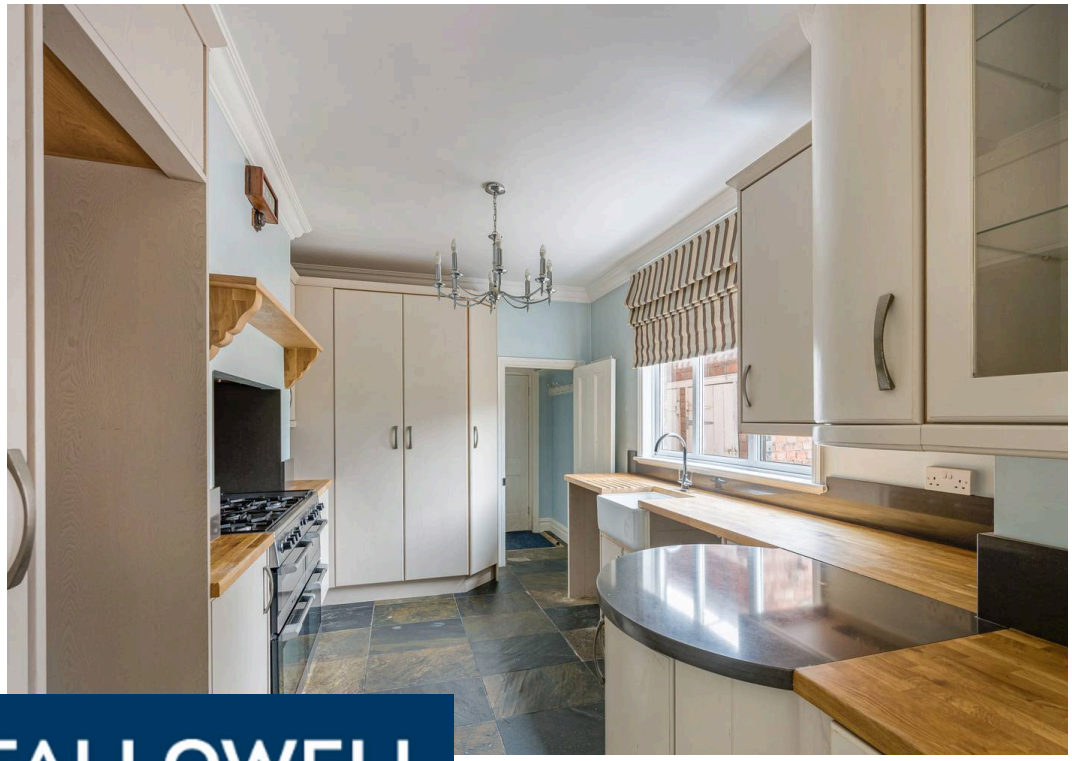

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FIRST FLOOR LANDING

Having window to front elevation, radiator and picture rail.

BEDROOM ONE

14' 5" x 9' 3" (4.39m x 2.82m)

Having window to front elevation, radiator, picture rail, built-in wardrobes and door to bathroom.

BEDROOM TWO

15' 5" x 7' 2" (4.70m x 2.18m)

Having window to front elevation, radiator and picture rail.

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BEDROOM THREE
13' 8" x 12' 4" (4.17m x 3.76m)
Having window to rear elevation, radiator and picture rail.

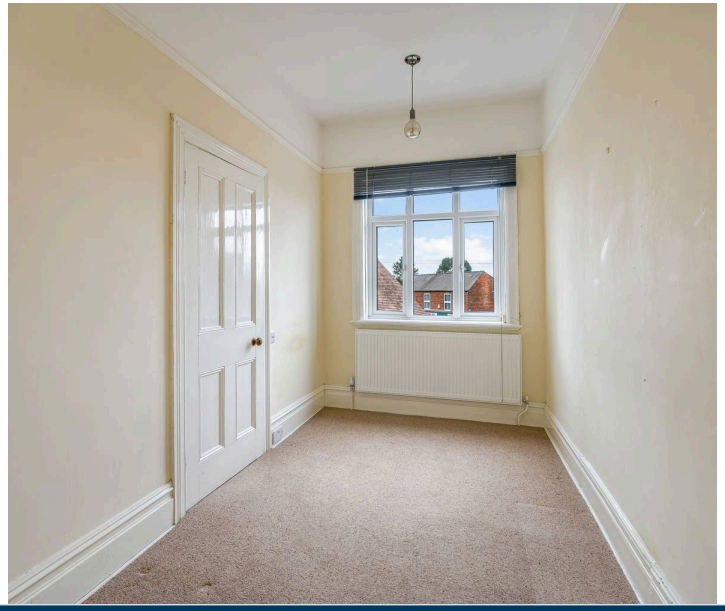
BEDROOM FOUR
15' 5" x 8' 9" (4.70m x 2.67m)
Having sealed unit double glazed uPVC window to side elevation and radiator. Door to:

BEDROOM FIVE
17' 2" x 9' 8" (5.23m x 2.95m)
Having windows to front & side elevations, radiator and built-in wardrobe. Opening to an en-suite shower room with shower enclosure and hand basin.

BATHROOM
Having window to side elevation, radiator, tiled walls and tiled floor. Fitted with a white suite comprising: freestanding bath, shower enclosure with electric shower fitting and pedestal wash hand basin. The bathroom also has a sauna.

SHOWER ROOM
Having window to rear elevation, radiator, tiled walls, tile effect flooring, shower enclosure with mixer shower fitting and hand basin.

SEPARATE WC
Having window to rear elevation and close coupled WC.



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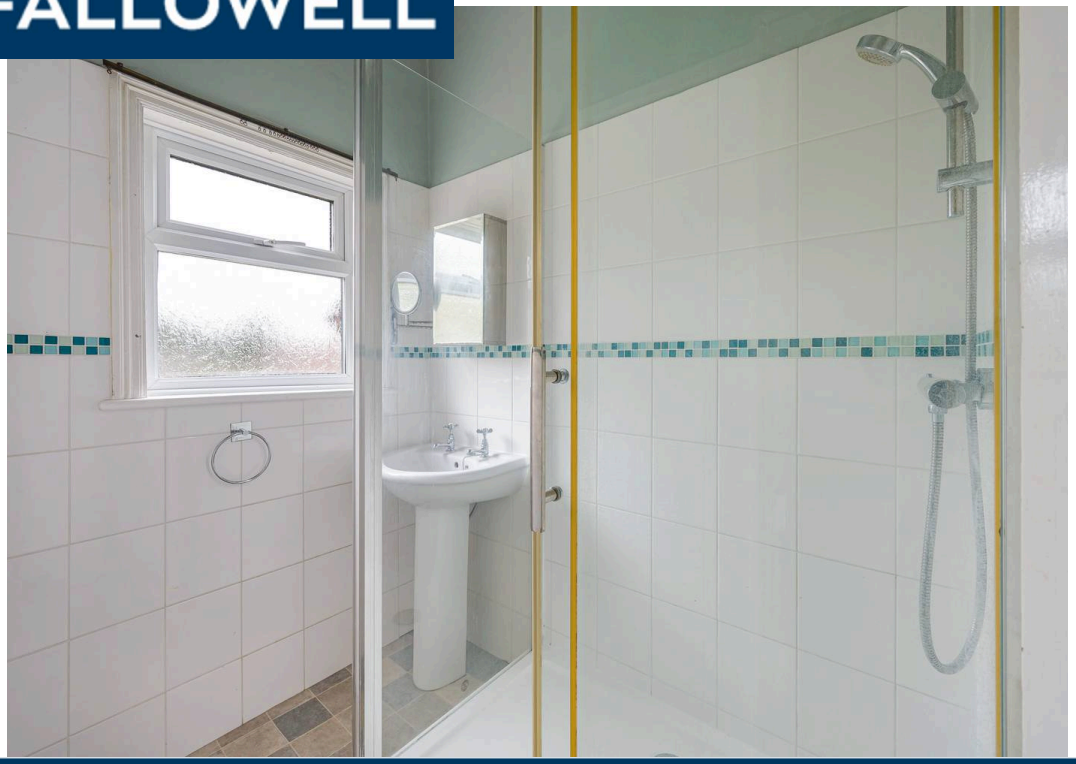

EXTERIOR

To the front of the property there is a shaped lawn with borders. Two pairs of wooden five bar gates to either side give access to an in-and-out driveway which provides off-road parking and leads to the:

GARAGE

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

GARDENS

To the side of the property there is a lawned garden enclosed by timber fencing and hedging. Majority laid to lawn with borders, paved patio and raised planter.

SERVICES

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

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.

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Total area: approx. 206.3 sq. metres (2220.1 sq. feet)

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