



5 Sandringham Gardens, Boston, PE21 9QA



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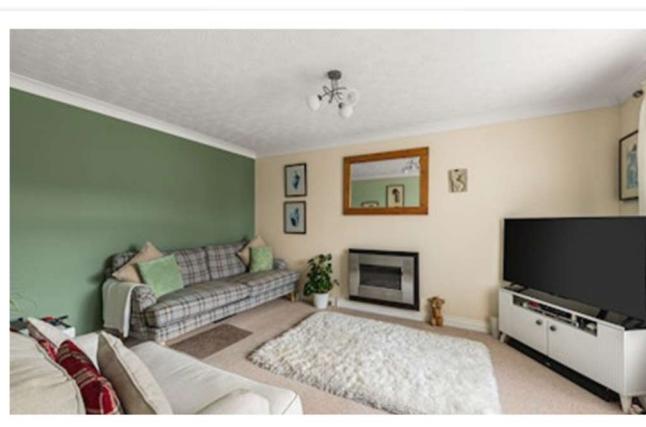
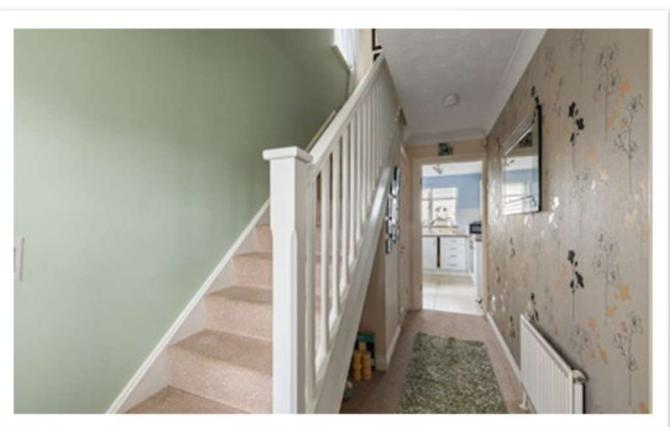
Freehold

£250,000



## Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Kitchen & conservatory
- Cloakroom, en-suite & shower room
- Driveway & garage
- Enclosed rear garden with open view
- EPC rating TBC





Situated in a popular and convenient residential location, ideally placed for easy access to the A16 and Pilgrim Hospital, this well-proportioned detached house offers comfortable and versatile family accommodation.

The ground floor comprises a welcoming entrance hall, a bright lounge, cloakroom, fitted kitchen, dining room and a conservatory providing additional living space and views over the rear garden.

To the first floor is a master bedroom with en-suite, two further bedrooms and a modern shower room.

Externally, the property benefits from a driveway providing off-road parking, a garage and an enclosed rear garden which enjoys an open aspect over farmland, offering a pleasant degree of privacy.

Additional features include gas central heating and double glazing throughout.

#### ACCOMMODATION

Part glazed entrance door through to the:

#### ENTRANCE HALL

Having window to front elevation coved ceiling, radiator and staircase rising to first floor.

#### CLOAKROOM

Having window to side elevation, radiator and wall mounted hand basin.

#### LOUNGE

4.33m x 3.27m (14'2" x 10'8")

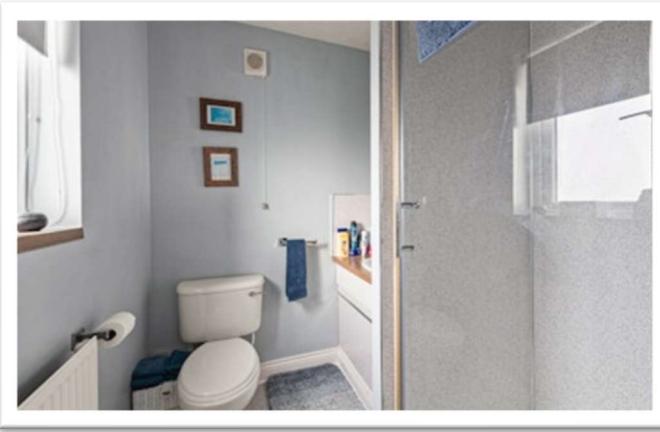
Having window to front elevation, coved ceiling, radiator and wall mounted gas fire.

#### KITCHEN

3.08m x 2.4m (10'1" x 7'11")

Having window to front elevation, part glazed door to side 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, cupboard & drawers under. Work surface return with cupboard, space & plumbing for automatic washing machine & fridge under, cupboard & gas fired boiler providing for both domestic hot water & heating over. Further work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & concealed cooker hood over.





### DINING ROOM

3.07m x 2.66m (10'1" x 8'8")

Having coved ceiling, radiator and tiled floor. Part glazed door with side screens to either side through to the:

### CONSERVATORY

3.13m x 3.04m (10'4" x 10'0")

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and having french doors to the rear garden and tiled floor.

### FIRST FLOOR LANDING

Having window to side elevation, access to roof space and airing cupboard housing hot water cylinder with shelving.

### MASTER BEDROOM

3.39m x 2.71m (11'1" x 8'11")

(entrance in addition) Having window to front elevation, radiator and built-in wardrobes with sliding doors.

### EN-SUITE

Having window to front elevation, radiator, extractor, shower enclosure with mixer shower fitting, close coupled WC and vanity hand basin.

### BEDROOM TWO

2.6m x 2.6m (8'6" x 8'6")

Having window to rear elevation, radiator and built-in wardrobes with sliding doors.

### BEDROOM THREE

2.77m x 2.57m (9'1" x 8'5")

(max) Having window to rear elevation and radiator.

### SHOWER ROOM

Having window to side elevation, radiator, extractor, shaver point, walk-in shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



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## EXTERIOR

To the front of the property there is a gravelled driveway providing off-road parking leading to the:

## GARAGE

5.62m x 2.84m (18'5" x 9'4")

Having electric roller door, light and power. Gated access to the:

## REAR GARDEN

Being enclosed and laid to lawn with borders.

## 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 C.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

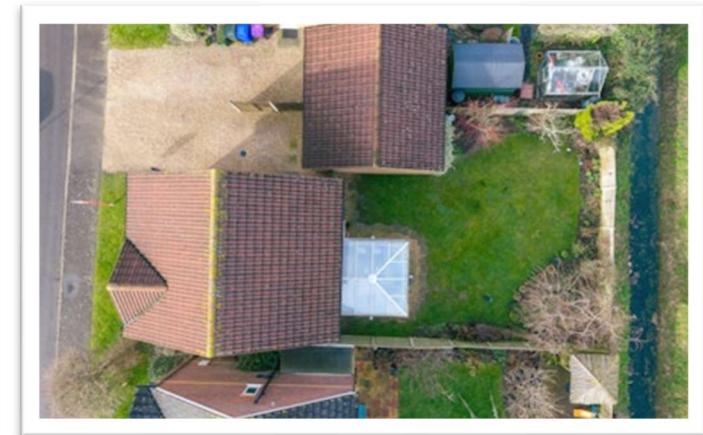
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## Floorplan



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Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)