NEWTON FALLOWELL

144 Woodville Road, Boston - PE21 8BT

£270,000

144 Woodville Road

Boston

Offered for sale with NO CHAIN, this extended detached family home enjoys a convenient location within easy reach of local amenities and a primary school, making it an excellent choice for growing families. The well-planned accommodation comprises a welcoming entrance porch and hall, comfortable lounge, spacious open-plan kitchen/dining/family room forming the heart of the home, and a cloakroom to the ground floor. Upstairs, the principal bedroom benefits from an en-suite shower room, complemented by three further bedrooms and a family bathroom. Outside, there is a driveway providing ample off-road parking, a car port, garage and an enclosed rear garden, ideal for children, pets and outdoor entertaining. Further benefits include gas central heating and double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

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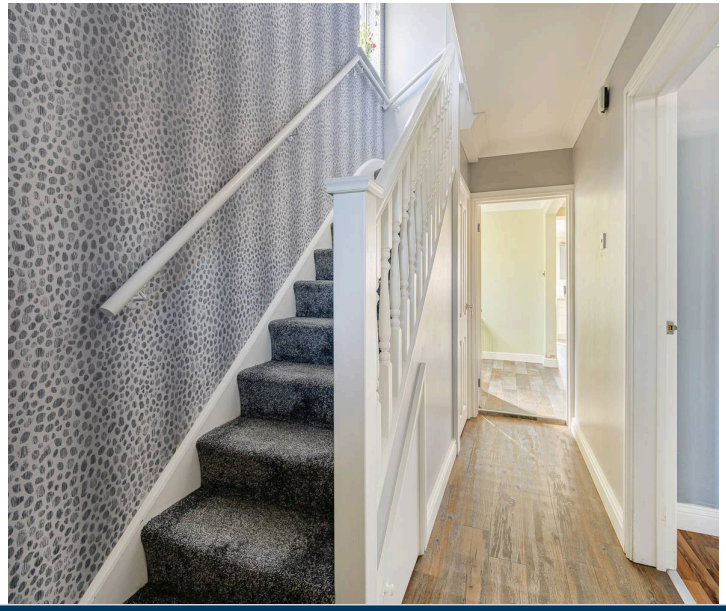

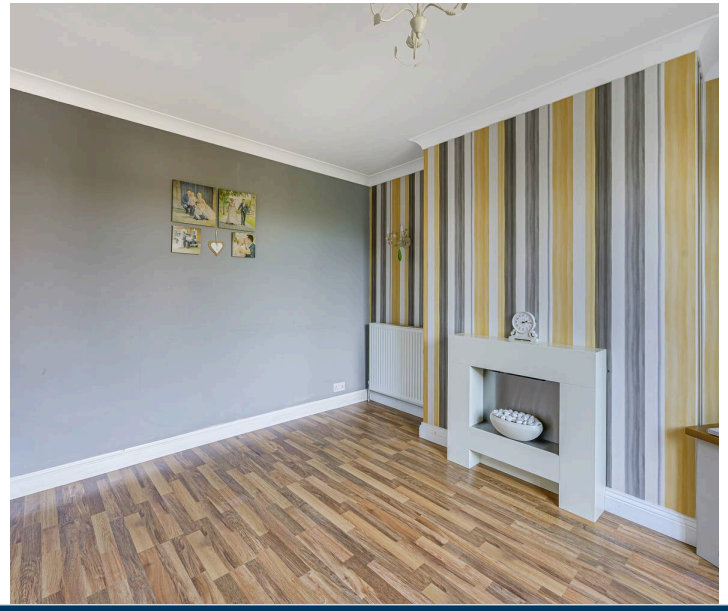

ACCOMMODATION
Part glazed double doors through to the:

PORCH
Having Luxury Vinyl Flooring and part glazed door to the:

ENTRANCE HALL
Having coved ceiling, radiator, Luxury Vinyl Flooring, staircase rising to first floor and understairs storage cupboard.

LOUNGE
13' 5" x 10' 11" (4.10m x 3.34m)
Having bay window to front elevation, coved ceiling, two radiators and laminate flooring.

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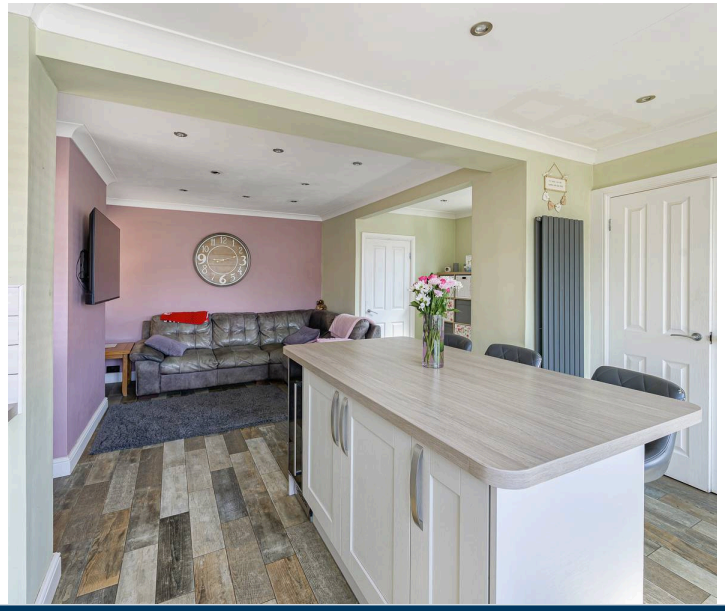
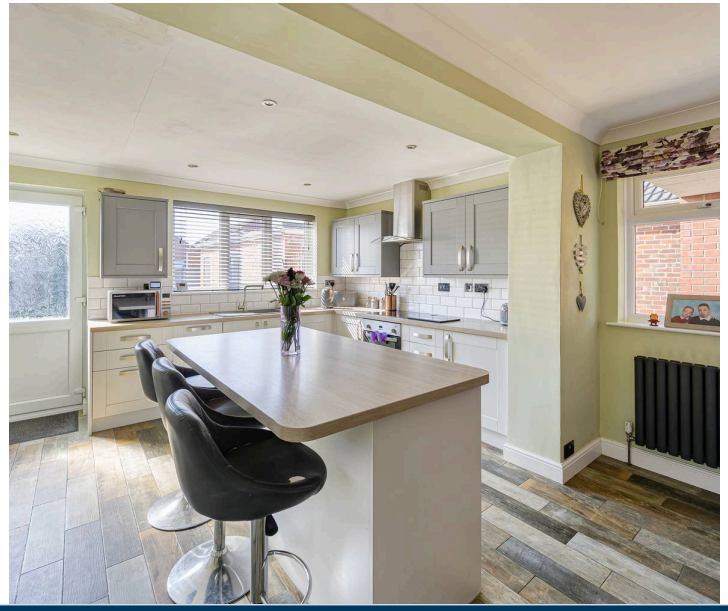
OPEN PLAN KITCHEN/DINING/LIVING
21' 1" x 16' 10" (6.42m x 5.12m)
(max) Forming two areas comprising:

DINING/LIVING AREA
Having windows to both side elevations, coved ceiling with inset ceiling spotlights, two radiators and tiled floor. Opening to the:

KITCHEN AREA
Having window to side elevation, window & part glazed door to rear elevation, vertical radiator, continuation of tiled floor and large utility cupboard with space & plumbing for automatic washing machine and gas fired combination boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard over. Work surface return with inset induction hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over. Island unit with cupboards & wine cooler under, breakfast bar to one side. The kitchen also has an integrated fridge.

CLOAKROOM
Having window to rear elevation, coved ceiling, tiled floor, close coupled WC and vanity hand basin.





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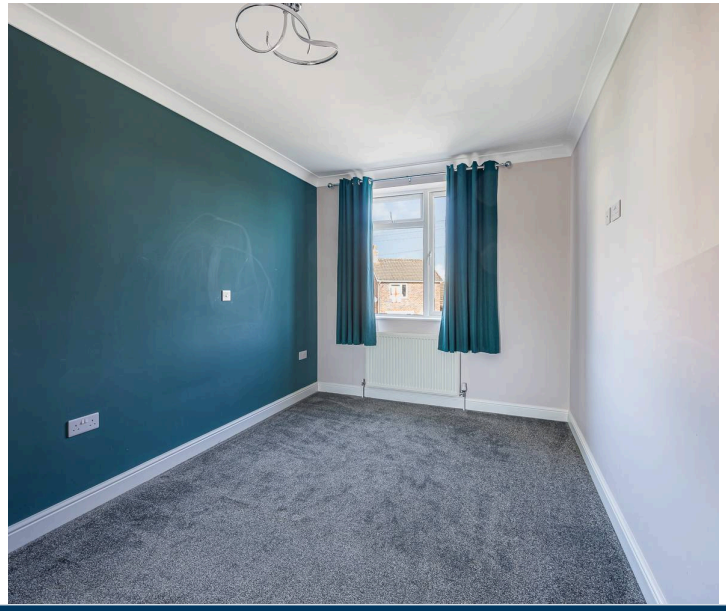

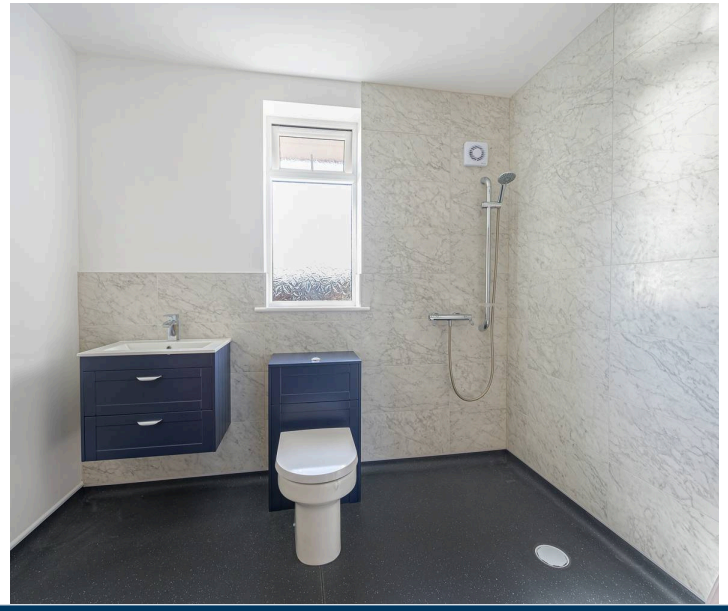

FIRST FLOOR LANDING
Having window to side elevation, coved ceiling and access to roof space.

MASTER BEDROOM
15' 10" x 8' 8" (4.82m x 2.65m)
Having window to front elevation, coved ceiling, radiator and access to roof space.

EN-SUITE WET ROOM
Having window to rear elevation, heated towel rail, extractor, mixer shower fitting, wall mounted vanity basin and WC with concealed cistern.

BEDROOM TWO
11' 11" x 10' 11" (3.64m x 3.34m)
Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE
10' 11" x 8' 6" (3.32m x 2.58m)
Having window to rear elevation, coved ceiling and radiator.

BEDROOM FOUR
7' 7" x 5' 7" (2.32m x 1.69m)
Having window to front elevation, coved ceiling and radiator.

BATHROOM
Having window to rear elevation, heated towel rail, tiled floor with underfloor heating, shaped bath with shower fitting over, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.

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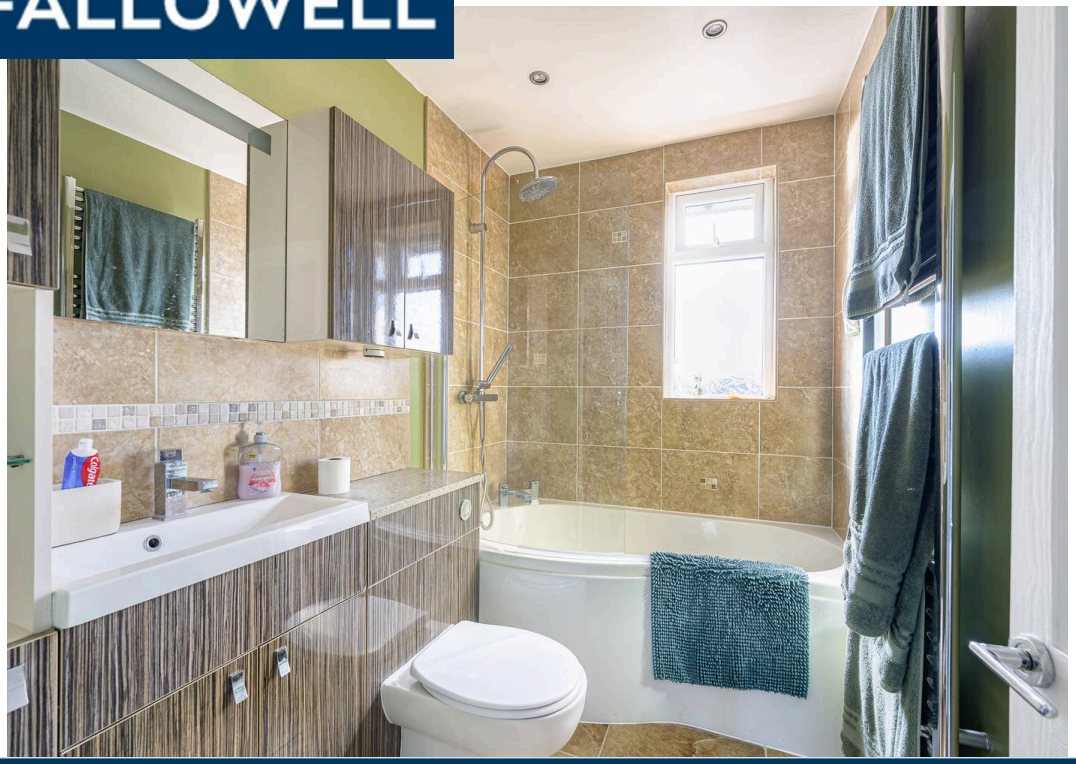

EXTERIOR
To the front of the property there is a lawned garden and a driveway which provides off-road parking leading to a car port to the side of the property through to the:

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

REAR GARDEN
Being enclosed and majority laid to lawn with a concrete patio area & footpath and a decked area to the rear of the garage.

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 B.

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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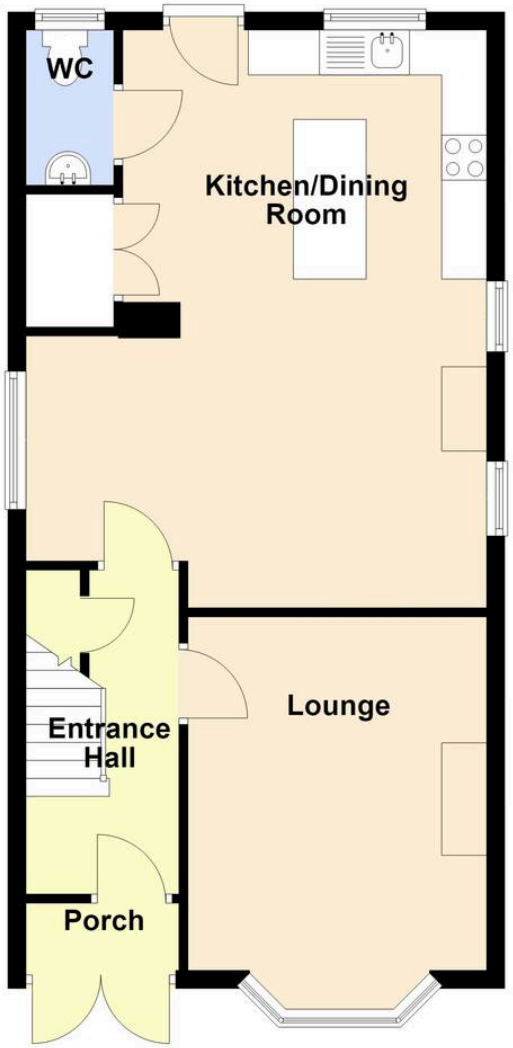
Ground Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



First Floor

Approx. 58.9 sq. metres (633.6 sq. feet)

Total area: approx. 111.5 sq. metres (1200.4 sq. feet)

Newton Fallowell Estate Agents

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