



45 Maple Road

Boston

Stunning Fully Renovated Detached Bungalow | Contemporary Luxury Throughout

Beautifully transformed by the current owner, this exceptional detached bungalow has been renovated to an outstanding standard, creating a stylish, contemporary home where premium finishes and thoughtful design flow effortlessly from room to room.

From the moment you step inside, the attention to detail is evident. The heart of the home is the stunning dining kitchen, finished with sleek high-gloss cabinetry, dramatic marble-effect worktops and splashbacks, statement porcelain tiled flooring, integrated appliances and a bespoke breakfast bar, offering a true designer-inspired entertaining space. The beautifully presented lounge features a bespoke media wall with a recessed electric fireplace, creating an elegant focal point for relaxing evenings.

The luxurious feel continues throughout the accommodation, with two double bedrooms finished in a cohesive contemporary style. The principal bedroom provides a calm retreat with bespoke fitted wardrobe featuring striking slatted detailing, while the additional bedroom offers excellent versatility for family, guests or home working.

The showpiece family bathroom elevates everyday living to another level, boasting an elegant black and white freestanding bath, floor-mounted black mixer tap, premium fluted cabinetry, illuminated recessed display niches and luxurious marble-effect porcelain tiling, creating a spa-inspired sanctuary within the home.

Outside, the property offers a low-maintenance plot with extensive granite chip areas. A block paved driveway provides off-road parking leading to a detached garage. The rear garden features a large paved seating area, perfect for enjoying outdoor dining with minimal upkeep, while enclosed boundaries create a private setting to enjoy throughout the year.

This is a home where the current owner's investment is immediately apparent, combining striking contemporary styling with practical everyday living to create a property that feels ready to move straight into.

Council Tax band: B - Tenure: Freehold - EPC Energy Efficiency Rating: D



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ACCOMMODATION

Part glazed entrance door with canopy over through to the:

ENTRANCE LOBBY

With further door to the:

DINING KITCHEN

19' 2" x 8' 8" (5.84m x 2.64m)

A striking contemporary dining kitchen, beautifully finished with sleek high-gloss anthracite cabinetry complemented by dramatic marble-effect worktops, matching splashbacks and statement porcelain tiled flooring. Designed with both style and practicality in mind, it features integrated appliances, an induction hob with concealed extractor, a composite sink with a modern black mixer tap, and generous worktop space for everyday cooking. A bespoke breakfast bar provides the perfect spot for morning coffee or casual dining, while recessed ceiling lighting and feature slatted wall panelling complete the sophisticated, designer-inspired feel. Featuring a window to the front, window & part glazed door to side and a radiator.



LOUNGE

16' 10" x 12' 3" (5.13m x 3.73m)

A beautifully presented contemporary lounge offering a stylish yet inviting space to relax. The striking bespoke media wall, complete with a recessed electric fireplace and space for a wall-mounted television, creates an impressive focal point, while feature slatted panelling adds a touch of modern elegance. A large picture window floods the room with natural light, complementing the soft neutral décor, plush carpeting and recessed ceiling spotlights to create a bright and comfortable atmosphere that's equally suited to everyday living or entertaining.



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INNER HALL

BEDROOM ONE

13' 1" x 9' 2" (3.99m x 2.79m)

This stylish principal bedroom has been finished in a contemporary style and has a window to the rear overlooking the rear garden, inset ceiling spotlights, a bespoke fitted wardrobe with slatted detailing, hanging rail and cupboard under providing excellent storage, complemented by modern charcoal woodwork and a radiator.

BEDROOM TWO

10' 0" x 9' 11" (3.05m x 3.02m)

A stylish and generously proportioned double bedroom, beautifully finished in keeping with the home's contemporary design. The bespoke fitted wardrobe with striking slatted detailing provides excellent built-in storage, while the inset ceiling spotlights, modern charcoal radiator, coordinating woodwork and soft carpeting create a sleek yet inviting atmosphere. A large window fills the room with natural light, making it an ideal guest room, teenager's retreat or comfortable second double bedroom.



BATHROOM

A truly stunning contemporary bathroom, finished to an exceptional standard with luxurious marble-effect porcelain tiling creating a striking, spa-inspired setting. The elegant black and white freestanding bath takes centre stage, complemented by a floor-mounted black mixer tap, a stylish vanity unit with integrated wash basin, and a concealed cistern WC with coordinating fluted cabinetry. Two illuminated recessed display niches provide both practical storage and a designer finish, while contemporary lighting and premium fittings complete this impressive retreat.



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EXTERIOR

To the front of the property there is a low maintenance granite chip garden. A block paved driveway provides off-road parking and extends down the side of the property to the:

GARAGE

Having up-and-over door, service door to rear garden, light and power. Gated access to the:

REAR GARDEN

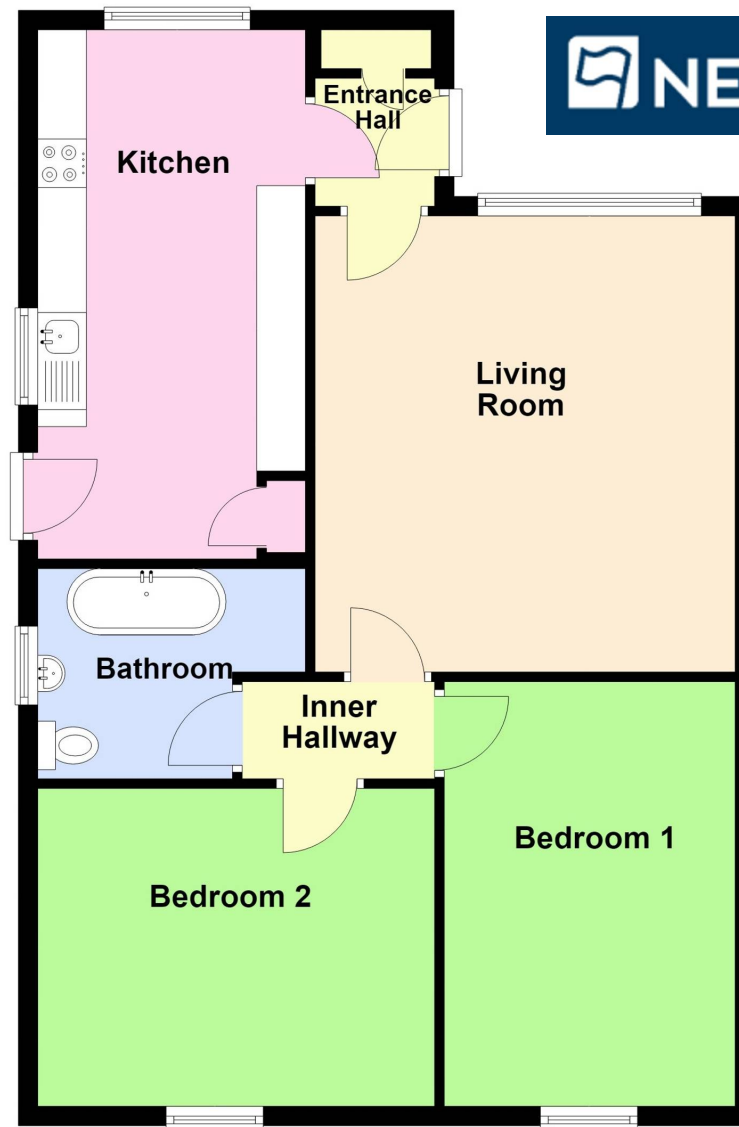
Being enclosed and low maintenance with a paved patio and granite chip garden beyond.

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.



Total area: approx. 73.7 sq. metres (793.7 sq. feet)

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