

NEWTON FALLOWELL

5 Matthew Flinders Way, Boston - PE21 8BN

£295,000

5 Matthew Flinders Way

Boston

Situated in a popular residential location, this impressive detached house offers over 1,500 square feet. of well-presented and versatile accommodation arranged over two floors. The ground floor comprises a porch, entrance hall, spacious lounge, separate dining room, garden room enjoying views over the rear garden, breakfast kitchen with integrated appliances, utility room and a useful fourth bedroom. To the first floor are three further bedrooms and a family bathroom. Outside, the property benefits from off-road parking to the front and a good-sized enclosed rear garden, ideal for outdoor entertaining and family enjoyment. Further benefits include gas central heating and double glazing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

NEWTON FALLOWELL









ACCOMMODATION
Part glazed entrance door to the:

PORCH
Having windows to front & side elevations, radiator and door to the:

ENTRANCE HALL
Having radiator and staircase rising to first floor.

LOUNGE
14' 5" x 10' 10" (4.39m x 3.30m)
Having bow window to front elevation, coved ceiling and radiator. Archway to the:

NEWTON FALLOWELL

DINING ROOM
13' 11" x 9' 1" (4.23m x 2.78m)
Having coved ceiling, vertical radiator, understairs storage cupboard and french doors with side screens through to the:

GARDEN ROOM
14' 8" x 12' 9" (4.47m x 3.89m)
Having french doors to rear garden, inset ceiling spotlights, two radiators and luxury vinyl flooring.

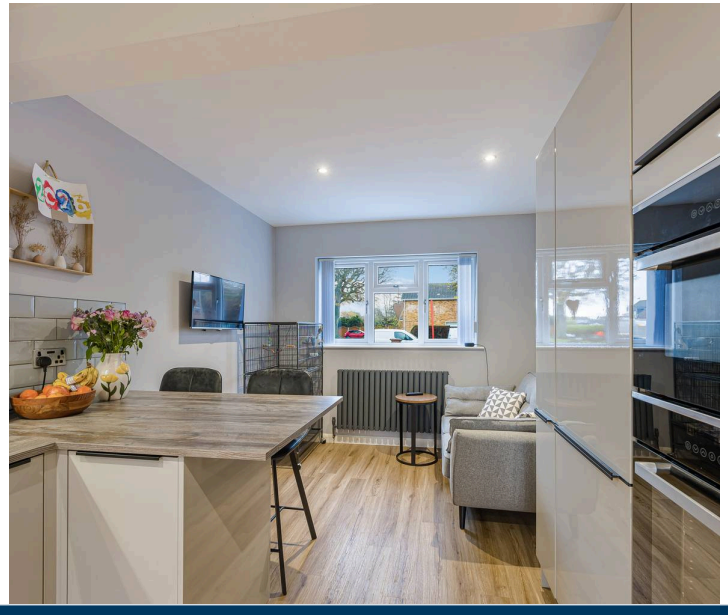
BREAKFAST KITCHEN
23' 8" x 9' 6" (7.22m x 2.90m)
Having window to front & rear elevations, inset ceiling spotlights, radiator and wood effect luxury vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Further work surface with inset five burner gas hob, cupboards & drawers under, cupboards & extractor over. Work surface return with cupboard under and breakfast bar to one side. Range of tall units incorporating integrated electric double oven, integrated fridge & freezer.

UTILITY
7' 10" x 9' 5" (2.40m x 2.88m)
Having windows to side & rear elevations, part glazed door to rear elevation, radiator and tiled floor. Work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine under. Work surface return with cupboards & space for tumble dryer under, gas fired boiler providing for both domestic hot water & heating over.

NEWTON FALLOWELL











NEWTON FALLOWELL











GROUND FLOOR BEDROOM FOUR
15' 6" x 9' 2" (4.72m x 2.80m)
Having window to front elevation, inset ceiling spotlights and radiator.

FIRST FLOOR LANDING

BEDROOM ONE
13' 0" x 10' 0" (3.96m x 3.05m)
Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, built in wardrobe with sliding mirror doors and built-in cupboard with window to front elevation.

BEDROOM TWO
12' 6" x 10' 6" (3.82m x 3.21m)
Having window to front elevation, coved ceiling, radiator and built-in cupboard.

BEDROOM THREE
15' 2" x 7' 1" (4.63m x 2.16m)
Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and built-in cupboard.

BATHROOM
8' 7" x 7' 0" (2.61m x 2.14m)
Having window to rear elevation, inset ceiling spotlights, heated towel rail and tile effect vinyl flooring. Fitted with a suite comprising: shaped bath with shower fitting & anti-splash screen over, close coupled WC, hand basin with drawers under and wall mounted storage cupboard.

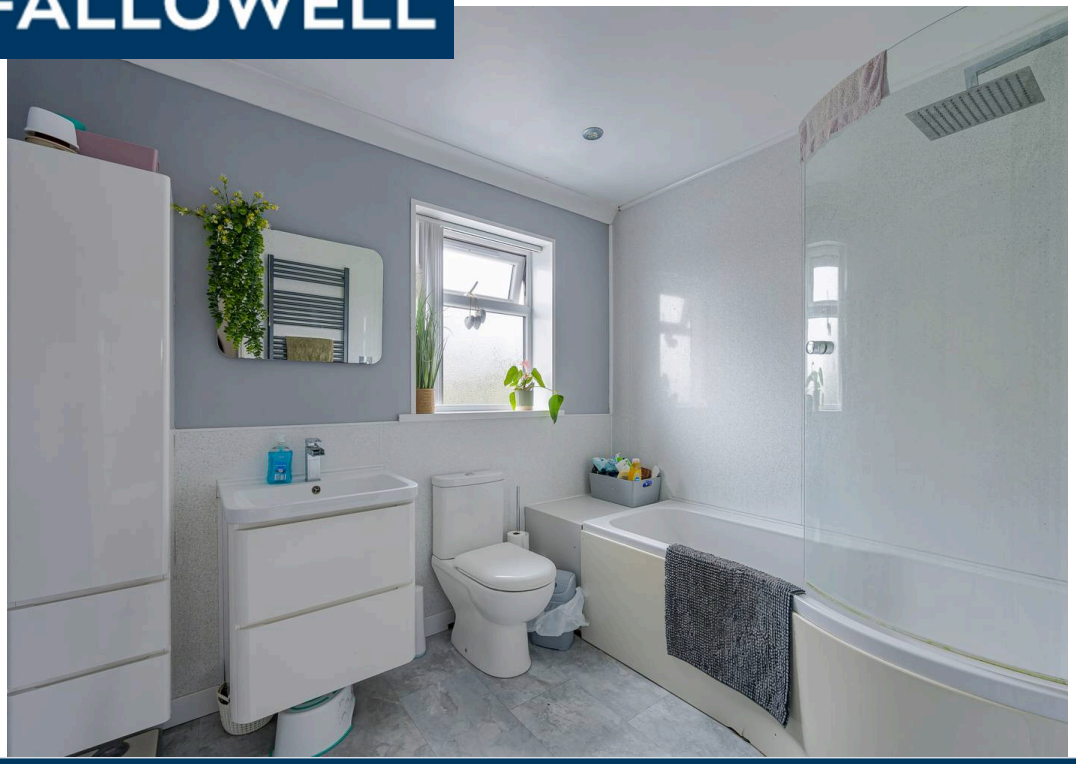
NEWTON FALLOWELL





NEWTON FALLOWELL





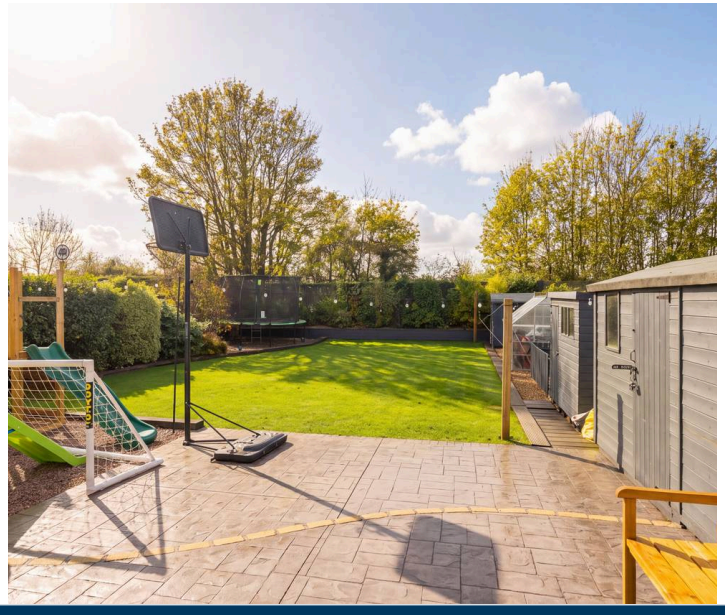
EXTERIOR
To the front of the property there is a granite chip garden. A driveway provides off-road parking and there is gated access to the:

REAR GARDEN
Being enclosed and having a paved patio area, lawned garden with established borders, two sheds and greenhouse.

THE PLOT
The property occupies a plot of approximately 0.14 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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.







NEWTON FALLOWELL







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.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

NEWTON FALLOWELL



Total area: approx. 141.2 sq. metres (1520.2 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

NEWTON FALLOWELL