



134 Woodville Road

Boston

Having been extensively upgraded throughout, this impressive five-bedroom detached home offers over 2,100 square feet of beautifully presented accommodation, combining generous proportions with a stylish contemporary finish. Ideally positioned within easy walking distance of a primary school and local park, it's perfectly suited to modern family life.

The welcoming entrance hall sets the tone for the accommodation, leading to a cloakroom and a spacious sitting/family room that's ideal as a second reception room, playroom or home office. The main lounge flows effortlessly into the dining room, creating an excellent space for both everyday living and entertaining, while the re-fitted kitchen provides a stylish and practical heart to the home.

The first floor offers five bedrooms, including an impressive principal suite with a modern en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom featuring both a bath and separate shower.

Outside, the property continues to impress with ample off-road parking to the front and a private enclosed rear garden, laid mainly to lawn and providing plenty of space for relaxing, entertaining or family enjoyment.

Further benefits include gas central heating, double glazing and the significant advantage of no onward chain, allowing purchasers the opportunity to move with minimal delay.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

 **NEWTON FALLOWELL**





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having window to front elevation, radiator, smoke alarm, engineered oak flooring and staircase rising to first floor.

CLOAKROOM

Having tiled floor, half tiled walls, close coupled WC and hand basin inset to unit with cupboard under.

SITTING/FAMILY ROOM

18' 11" x 14' 7" (5.77m x 4.44m)

Having box bay window & further window to front elevation, inset ceiling spotlights and two radiators.



LOUNGE

21' 10" x 12' 2" (6.66m x 3.70m)

Having box bow window to front elevation, window to rear elevation, radiator, engineered oak flooring and archway through to the:

DINING ROOM

10' 10" x 9' 11" (3.31m x 3.02m)

Having french doors to rear elevation & garden, radiator and engineered oak flooring.





BREAKFAST KITCHEN

18' 3" x 10' 11" (5.55m x 3.33m)

Having window to side elevation, window & part glazed door to rear elevation, inset ceiling spotlights, tiled floor and store off. Fitted with a range of base & wall units with work surfaces comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, space for dishwasher under. Work surface return with drawers under, cupboards over. Further work surface with cupboards under and recess to side with cupboards over. Further work surface with cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.



FIRST FLOOR LANDING

Having window to front elevation and access to roof space with ladder & light.

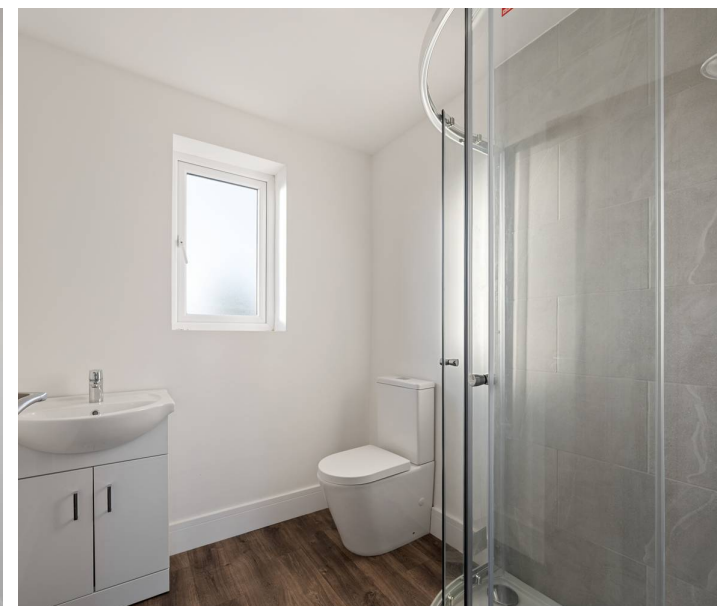
MASTER BEDROOM

14' 10" x 12' 4" (4.53m x 3.76m)

Having window to front elevation and radiator.

EN-SUITE

Having window to rear elevation, heated towel rail, wood effect flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.





BEDROOM TWO

12' 9" x 12' 9" (3.88m x 3.88m)

Having window to rear elevation and radiator.

BEDROOM THREE

16' 10" x 9' 6" (5.13m x 2.90m)

Having window to front elevation and radiator.

BEDROOM FOUR

13' 6" x 10' 1" (4.12m x 3.07m)

Having window to front elevation and radiator.

BEDROOM FIVE

9' 7" x 9' 5" (2.92m x 2.88m)

Having window to rear elevation and radiator.

BATHROOM

9' 6" x 9' 5" (2.90m x 2.88m)

Having window to rear elevation, inset ceiling spotlights, heated towel rail and tiled floor. Fitted with a suite comprising: freestanding bath with mixer tap, fully tiled shower enclosure with mixer shower fitting, twin hand basins inset to wall mounted unit with drawers under, close coupled WC and wall mounted storage unit.





 **NEWTON FALLOWELL**



EXTERIOR

To the front of the property there is a large gravelled & block paved area which provides ample off-road parking.

REAR GARDEN

Being enclosed and laid to lawn with a large paved patio and garden shed.

THE PLOT

The property occupies a plot of approximately 0.15 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 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.





Total area: approx. 188.4 sq. metres (2028.1 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate – PE21 6RX

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

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