



BRADLEY JAMES

ESTATE AGENTS



61 Old Iron Way, Fishtoft, Boston, Lincolnshire, PE21 9EQ

Asking price £305,000

- Open plan kitchen diner with moveable central island
- Cul-de-sac location
- Four bedrooms and no box room
- Modern bathroom suite
- Off road parking and a single garage
- Integrated Neff appliances in the kitchen
- Lounge with feature box bay window
- En-suite and triple built in wardrobe in bedroom one
- Private rear garden with bungalows behind
- Built in 2022

Bradley James estate agents welcomes you to the charming area of Fishtoft, Boston in a cul-de-sac location. This stunning detached house on Old Iron Way offers a perfect blend of modern living and comfort. As you enter through the separate entrance hall, you are greeted by a stylish cloakroom and elegant marble-style tile flooring that sets a sophisticated tone throughout the ground floor.

The heart of the home is the open-plan integrated kitchen diner, featuring a moveable central island that is perfect for both cooking and entertaining. French doors lead you to the rear garden, seamlessly connecting indoor and outdoor spaces. The utility room adds practicality, while internal double doors open to a spacious lounge, complete with a feature box bay window that invites natural light. The ground floor flows throughout.

Upstairs, you will find four generous bedrooms, ensuring ample space for family or guests, with no box room in sight. The master bedroom boasts an en-suite and built-in triple wardrobes, providing both convenience and style. A modern bathroom suite serves the remaining three bedrooms, ensuring comfort for all.

Outside, the property benefits from off-road parking leading to a single garage, while side gated access takes you to a delightful rear garden, featuring a patio seating area and a lush grassy space, perfect for relaxation or entertaining.

Conveniently located, local amenities such as a shop, Co-op, primary and secondary schools, and Pilgrim Hospital are all within easy reach. The town centre, with its own train station, is just a five-minute drive away, making this home ideal for those seeking both tranquillity and accessibility.

This beautiful property is ready to move into, offering a wonderful opportunity for families or individuals looking for a modern and spacious home in a desirable location.

There is a management charge on this estate but the vendors inform me they haven't been charged for 3 years.



Council Tax Band: D



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, tiled floor, radiator, power points and fuse box.

Cloakroom

UPVC obscured double glazed window to the front, pedestal wash hand basin with mixer taps over, WC with push button flush, tiled floor, extractor fan, radiator and skimmed ceiling with inset spotlight.

Lounge

16'7 x 10'7

UPVC double glazed box bay window to the front, radiator, power points, skimmed ceiling and internal doors leading through to the open plan kitchen diner.

Kitchen Diner

23'3 x 13'8 x 9'0

Double aspect with a UPVC double glazed window to the side, UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated Neff electric oven and grill with a half sized electric oven and grill above, Neff four burner gas hob, extractor over, integrated Neff dishwasher, space and point for American fridge freezer, moveable centre island, tiled floor, radiator, power points, skimmed ceiling with inset spotlights and storage cupboard.

Utility Room

5'5 x 5'0

UPVC obscured double glazed door to the side, space and plumbing for washing machine, space and point for tumble dryer, wall mounted gas boiler, tiled floor, radiator, power points, skimmed ceiling and extractor fan.

Landing

Radiator, power points and loft hatch.

Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over, vanity wash hand basin with mixer taps over and storage cupboard beneath, WC with push button flush, wall mounted heated towel rail, skimmed ceiling with inset spot lights and airing cupboard with shelving.

Bedroom 1

12'1 x 11'0

UPVC double glazed window to the front, radiator, power points, TV points, skimmed ceiling and built in wardrobes with shelving and hanging space and

mirrored front. (The measurement does not include into the built-in wardrobes)

Bedroom 1 En-suite

UPVC obscured double glazed window to the front, separate shower cubicle which is fully tiled with a built-in mixer shower, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2

15'0 x 9'0

UPVC double glazed window to the front, radiator, power points and skimmed ceiling.

Bedroom 3

11'1 x 8'0

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

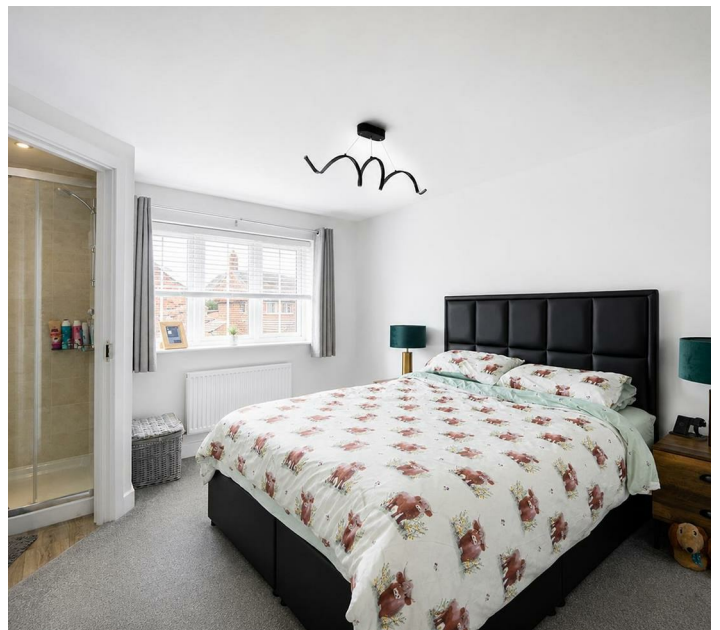
Bedroom 4

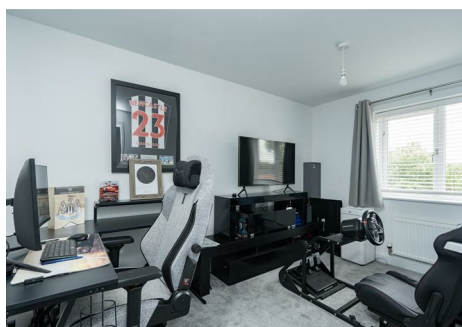
11'9 x 7'4

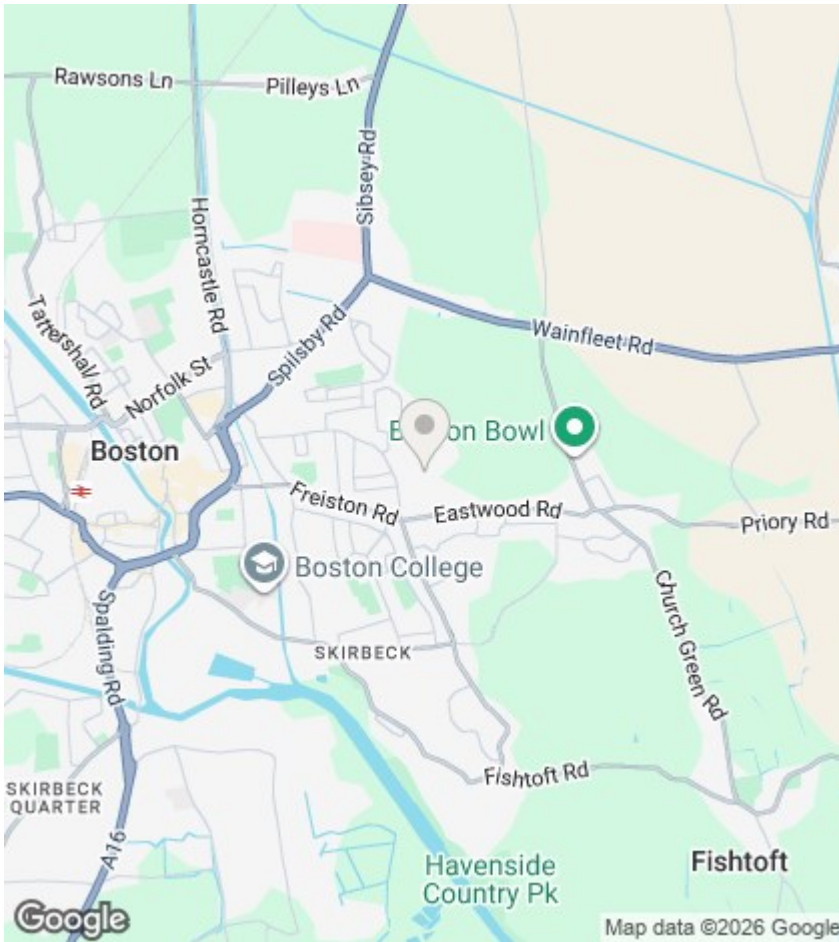
UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

Outside

The property has off-road parking which leads to the single garage. There is side gated access which leads to the rear garden which is enclosed by panel fencing. The rear garden is predominantly laid to lawn and there's a patio seating area.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

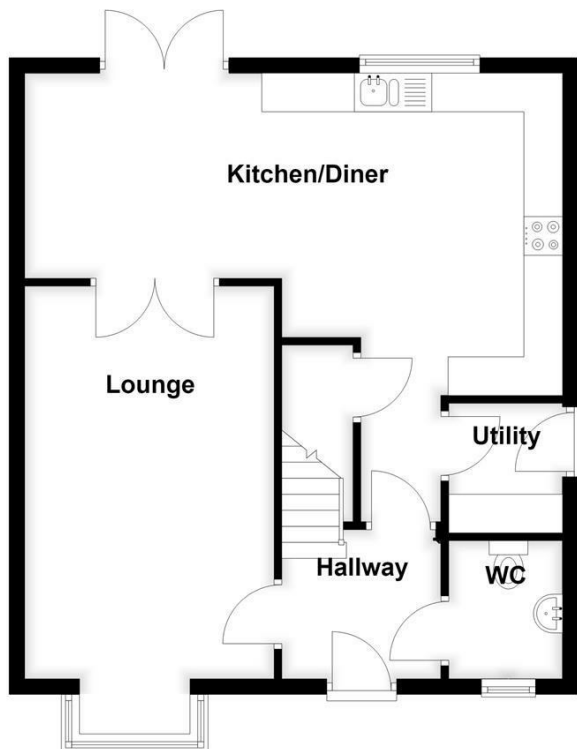
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

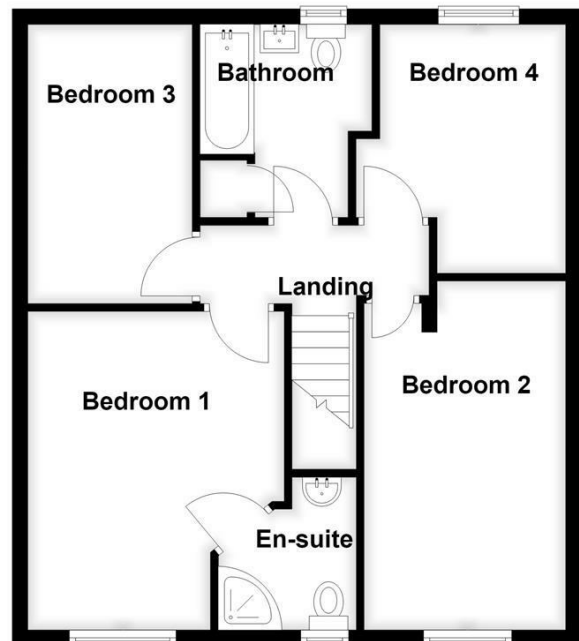
Ground Floor

Approx. 55.0 sq. metres (591.6 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.4 sq. feet)



Total area: approx. 109.8 sq. metres (1182.0 sq. feet)