



FOR SALE
NEWTON
FALLOWELL
01205 353100

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FALLOWELL**

4 Cater Way, Boston – PE21 7LA
£259,500

4 Cater Way

Boston

Situated in a highly sought-after residential location on the outskirts of town, this attractive detached family home offers spacious and beautifully presented accommodation throughout.

The ground floor welcomes you with a porch leading into a bright entrance hall, cloakroom and a comfortable lounge ideal for relaxing. The true heart of the home is the fitted dining kitchen, thoughtfully designed with a range of modern units and room for family dining and entertaining. This stylish and practical space is perfect for everyday living, offering both functionality and a sociable layout that makes it ideal for hosting guests or enjoying family meals. A separate utility room provides additional storage and convenience.

To the first floor, the master bedroom benefits from a private en-suite shower room, complemented by two further bedrooms and a well-appointed family bathroom.

Externally, the property features a driveway providing off-road parking, a garage and an enclosed rear garden, perfect for outdoor entertaining or family enjoyment.

Further benefits include gas central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door with side screens through to the:

PORCH

Having windows to front & side elevations and further part glazed door with side screen to the:

ENTRANCE HALL

Having vertical radiator, wood effect flooring, understairs storage cupboard and staircase rising to first floor. Double doors to the lounge and door to the:

CLOAKROOM

Having close coupled WC and hand basin.

LOUNGE

13' 10" x 9' 1" (4.22m x 2.78m)

Having window to front elevation, coved ceiling, radiator, built-in cupboards to alcoves and fireplace recess with electric wood burner effect fire.



DINING KITCHEN

13' 10" x 9' 1" (4.22m x 2.78m)

Having windows & sliding doors to rear elevation, inset ceiling spotlights, vertical radiator and wood effect flooring. Fitted with a range of base & wall units with Corian work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap and electric hob inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards & concealed extractor over. Range of tall units to side incorporating integrated electric double oven. Space for american style fridge/freezer with tall unit to side & cupboard over.

UTILITY

7' 3" x 5' 7" (2.20m x 1.70m)

Having part glazed door to side elevation, radiator, wood effect flooring, work surface with cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.





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FIRST FLOOR LANDING

Having two windows to front elevation, radiator, built-in airing cupboard and access to roof space.

MASTER BEDROOM

20' 0" x 11' 6" (6.10m x 3.50m)

Having window to rear elevation and radiator.

EN-SUITE

10' 0" x 3' 5" (3.06m x 1.05m)

Having window to side elevation, heated towel rail, tiled walls, tiled floor, shaver point, shower enclosure with mixer shower fitting close coupled WC and pedestal hand basin.

BEDROOM TWO

11' 0" x 10' 4" (3.36m x 3.14m)

Having window to front elevation and radiator.

BEDROOM THREE

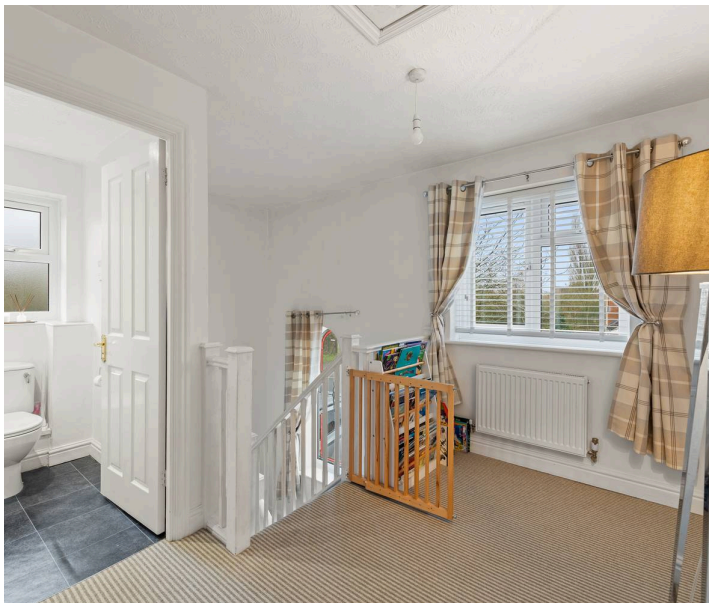
11' 10" x 9' 4" (3.60m x 2.84m)

Having window to rear elevation and radiator.

BATHROOM

7' 1" x 5' 1" (2.15m x 1.56m)

Having window to side elevation, radiator, tiled walls, tiled floor, extractor, panelled bath, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door, light and power.

REAR GARDEN

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

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.

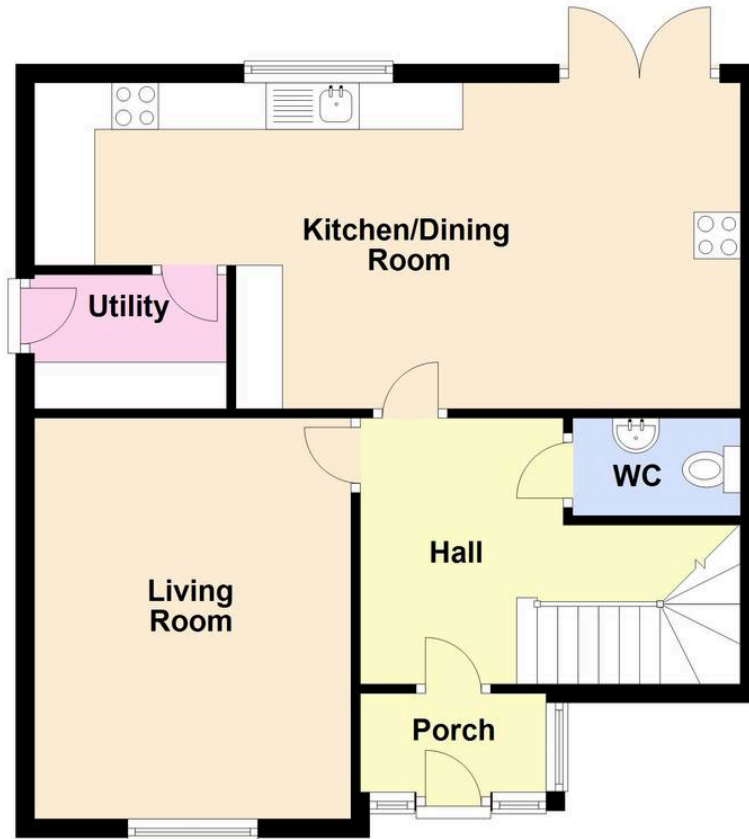
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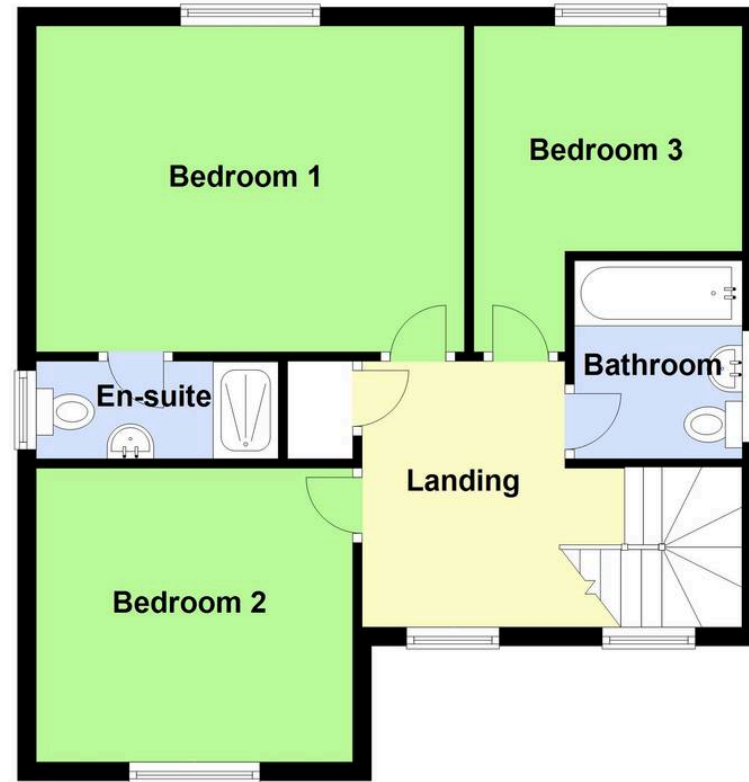
Ground Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 99.8 sq. metres (1073.8 sq. feet)

Newton Fallowell Estate Agents

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