





## 26 Glen Drive

Boston

Situated in a sought-after residential location on the outskirts of town, just off Sleaford Road, this detached family home is offered for sale with **NO CHAIN**. In need of a little updating, the well-proportioned accommodation comprises an entrance hall, spacious lounge, dining room, kitchen with pantry, rear entrance and cloakroom to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside, the property enjoys a lawned front garden, a driveway providing off-road parking, a garage and an enclosed lawned rear garden, offering excellent outdoor space. Further benefits include gas central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold







### ACCOMMODATION

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

### ENTRANCE HALL

Having radiator and staircase rising to first floor.

### LOUNGE

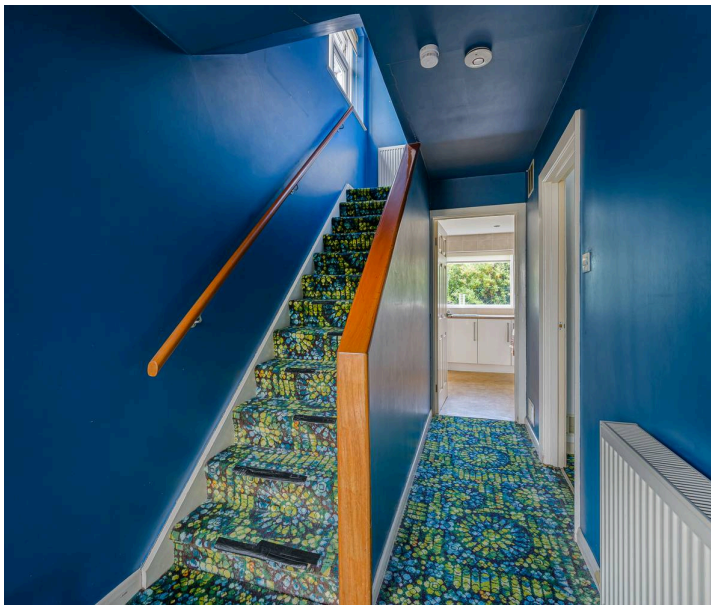
12' 5" x 11' 10" (3.78m x 3.60m)

Having window to front elevation and radiator. Open to the:

### DINING ROOM

11' 8" x 9' 9" (3.56m x 2.97m)

Having french doors with side screens to rear elevation and radiator.





### KITCHEN

9' 9" x 8' 5" (2.96m x 2.57m)

Having window to rear elevation, inset ceiling spotlights, tiled walls, vinyl flooring, storage cupboard with radiator, understairs storage cupboard and pantry off. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards under, cupboards & concealed extractor over.

### REAR ENTRANCE

7' 6" x 5' 11" (2.29m x 1.81m)

Having window to side elevation, window & part glazed door to rear elevation, radiator and vinyl flooring.

### CLOAKROOM

Having window to side elevation, radiator, tiled walls & floor, low level WC and wall mounted hand basin.



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### FIRST FLOOR LANDING

Having window to side elevation, radiator and access to roof space.

### BEDROOM ONE

12' 9" x 11' 0" (3.88m x 3.35m)

Having window to front elevation and radiator.

### BEDROOM TWO

11' 0" x 10' 11" (3.36m x 3.33m)

Having window to rear elevation, radiator and built-in airing cupboard with radiator.

### BEDROOM THREE

9' 0" x 7' 5" (2.74m x 2.27m)

(max) Having window to front elevation and radiator.

### BATHROOM

Having window to rear elevation, radiator, heated towel rail, tiled walls & floor, shaped bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.







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## EXTERIOR

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

## GARAGE

Having up-and-over door, light, power and gas fired combination boiler providing for both domestic hot water & heating.

## REAR GARDEN

Being enclosed and majority laid to lawn with borders.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band C.

## 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.

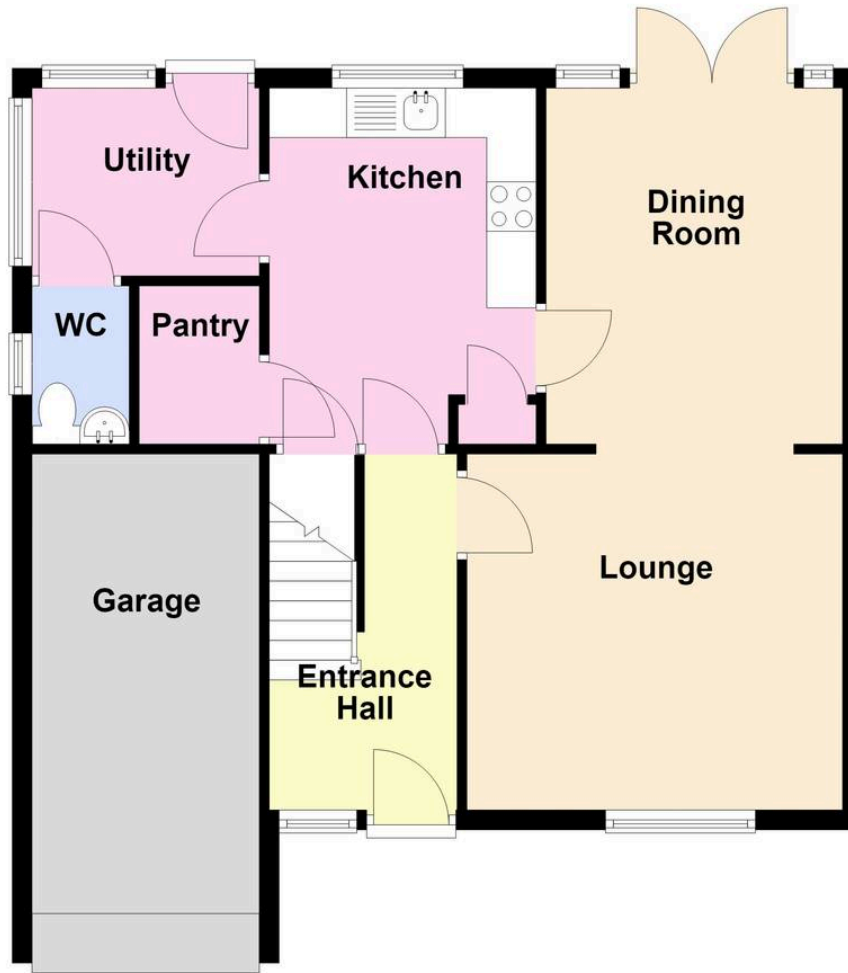


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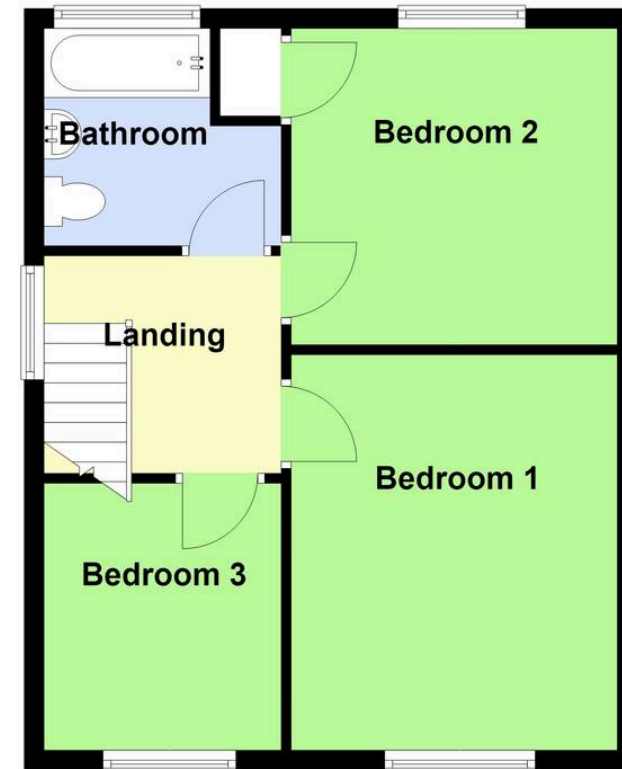
### Ground Floor

Approx. 63.0 sq. metres (677.7 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 105.3 sq. metres (1133.4 sq. feet)

## Newton Fallowell Estate Agents

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