



Kostalott Spilsby Road

New Leake, Boston

Set on a generous plot in a desirable semi-rural location, this attractive semi-detached home enjoys open views to both the front and rear. The accommodation comprises an entrance hall, a comfortable lounge, a modern re-fitted dining kitchen, rear lobby, shower room and rear porch/utility to the ground floor. Upstairs, the property offers a principal bedroom with en-suite cloakroom, along with two further well-proportioned bedrooms.

Externally, the property benefits from ample off-road parking to the front, a detached tandem garage and a private enclosed garden to the rear, ideal for relaxing or entertaining. Additional features include electric storage heating and double glazing throughout.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E





ACCOMMODATION

Part glazed entrance door to the:

ENTRANCE HALL

Having electric storage heater and staircase rising to first floor.

LOUNGE

13' 9" x 13' 3" (4.19m x 4.04m)

Having window to front elevation, coved ceiling, electric storage heater and fireplace with inset electric fire.

DINING KITCHEN

16' 8" x 8' 6" (5.08m x 2.60m)

Having windows to side & rear elevations, electric storage heater and tile effect flooring. Re-fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboard & integrated dishwasher under, cupboards over. Work surface return with cupboards & drawers under, cupboards & glazed display units over. Further work surface return with inset electric hob, cupboards & integrated electric double oven under, cupboards & stainless steel cooker hood over. Space for upright fridge/freezer to side.



REAR LOBBY

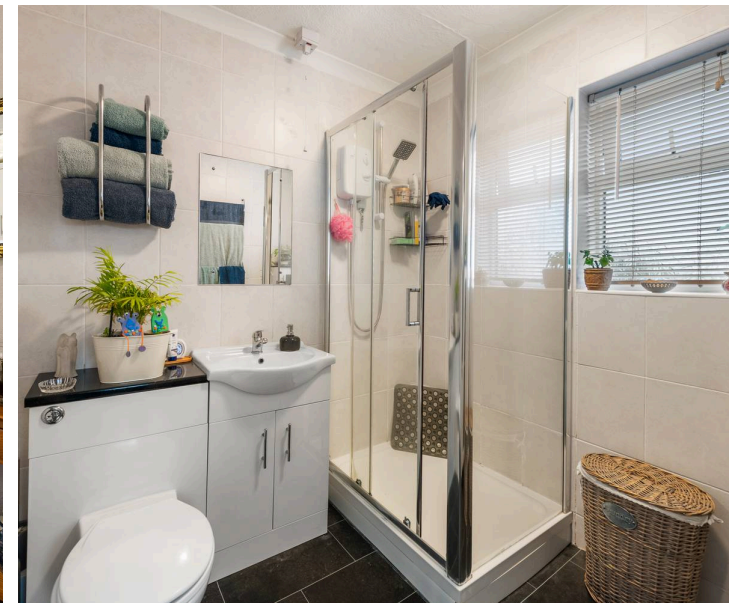
Having part glazed door to rear porch, tile effect flooring and walk-in pantry.

SHOWER ROOM

Having window to rear elevation, electric storage heater, extractor, tiled walls, tiled floor, shower enclosure with electric shower fitting, hand basin inset to vanity unit and WC with concealed cistern.

REAR PORCH/UTILITY

Having polycarbonate roof, part glazed door to rear elevation, window to side elevation, work surface with cupboards, space & plumbing for automatic washing machine & tumble dryer under.





FIRST FLOOR LANDING

Having window to side elevation and access to boarded roof space with ladder.

BEDROOM ONE

12' 3" x 11' 4" (3.74m x 3.46m)

(wardrobes in addition) Having window to front elevation, electric storage heater and fitted wardrobes to one wall.

EN-SUITE CLOAKROOM

Having close coupled WC and wall mounted hand basin.

BEDROOM TWO

11' 0" x 8' 8" (3.36m x 2.63m)

Having window to rear elevation, electric storage heater and airing cupboard housing hot water cylinder with shelving.

BEDROOM THREE

8' 0" x 7' 5" (2.45m x 2.27m)

Having window to rear elevation and electric storage heater.



EXTERIOR

To the front of the property there is a gravelled driveway which provides ample off-road parking and extends down the side of the property to the:

TANDEM GARAGE

Having electric sectional door, three windows to side, further window to rear, door to garden, light and power.

REAR GARDEN

Majority laid to lawn and having a paved patio, paved footpath, further paved patio & summerhouse, shed 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 electricity, water and drainage connected. Heating is via electric storage heaters and the property is double glazed. The current council tax is band A.





LIFETIME LEGAL

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 **NEWTON FALLOWELL**





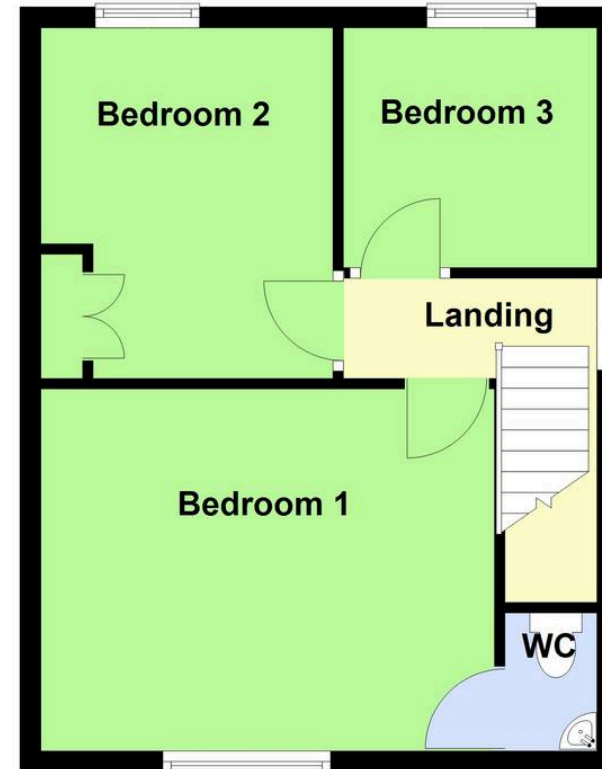
Ground Floor

 **NEWTON FALLOWELL**



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 79.8 sq. metres (859.4 sq. feet)

Newton Fallowell Estate Agents

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