



5 Glen Drive, Boston, PE21 7QB

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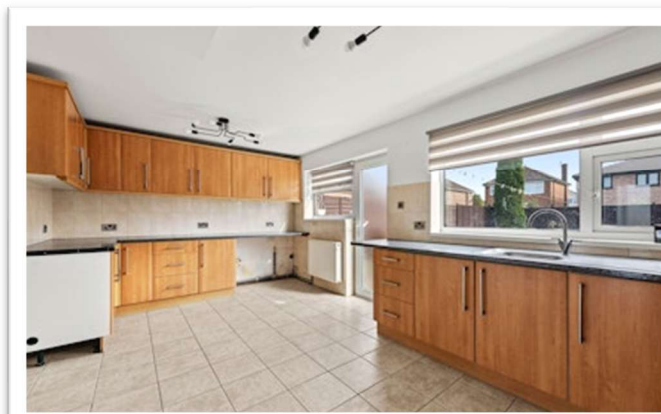
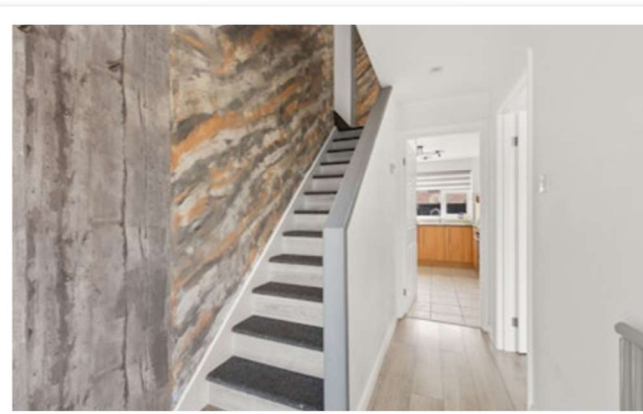
Freehold

Offers in excess of £240,000



Key Features

- Detached house
- Five bedrooms
- Lounge, dining room & breakfast kitchen
- Driveway & garage
- Good size enclosed rear garden
- Gas central heating & double glazing
- NO CHAIN
- EPC rating D



Spacious Five-Bedroom Detached Home with Garage - No Chain

Situated in a sought-after residential area just off Sleaford Road, this extended detached family home offers generous living space and fantastic potential for modernisation.

The ground floor comprises of an entrance hall, a dining room and a good size breakfast kitchen. To the first floor, there are five bedrooms along with a family bathroom, providing flexible accommodation for growing families or those seeking extra space.

Externally, the property enjoys a lawned front garden, a block-paved driveway offering off-road parking, a garage and a fully enclosed rear garden, ideal for children, pets or outdoor entertaining.

Additional benefits include gas central heating and double glazing throughout. Offered with no onward chain, this is a wonderful opportunity to create your ideal family home in a highly desirable location.

ACCOMMODATION

Sliding doors through to the:

PORCH

Having screen to side elevation, tiled floor and glazed door with side screen to the:

ENTRANCE HALL

Having radiator, inset ceiling spotlights, wood effect flooring and staircase rising to first floor.

LOUNGE

3.78m x 3.66m (12'5" x 12'0")

Having window to front elevation, coved & textured ceiling, radiator and wood effect flooring.

BREAKFAST KITCHEN

5.31m x 3.35m (17'5" x 11'0")

Having windows & part glazed door to rear elevation, radiator, tiled floor and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with cupboard under, five burner gas oven to side with stainless steel splashback & extractor over. Further work surface with cupboards, drawers, space & plumbing for automatic washing machine & tumble dryer under, cupboards over. Work surface return with cupboards under, cupboards over and space for fridge/freezer to side. Opening to the:

DINING ROOM

3.45m x 3m (11'4" x 9'10")

Having french doors with side screens to rear elevation & garden, coved & textured ceiling, radiator and wood effect flooring.

FIRST FLOOR LANDING

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

BEDROOM ONE

3.66m x 3.35m (12'0" x 11'0")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

3.33m x 3.12m (10'11" x 10'2")

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

BEDROOM THREE

4.06m x 2.44m (13'4" x 8'0")

Having window to front elevation and radiator.

BEDROOM FOUR

2.82m x 2.29m (9'4" x 7'6")

Having window to rear elevation and radiator.

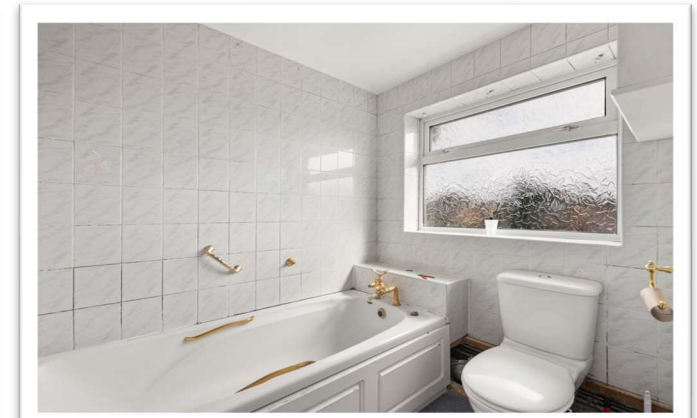
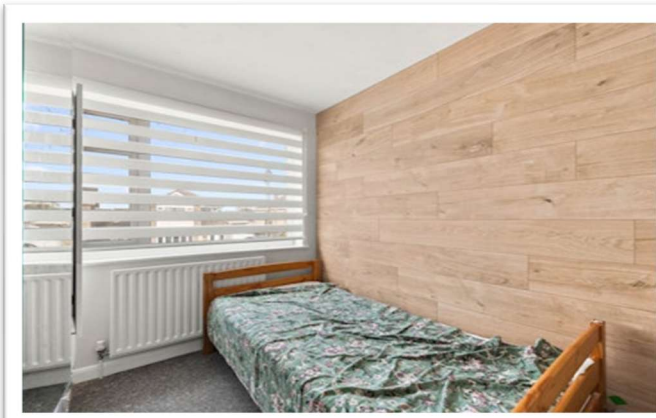
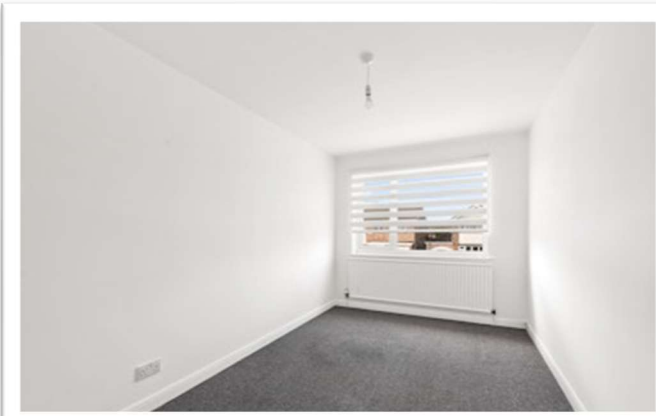
BEDROOM FIVE

2.44m x 2.08m (8'0" x 6'10")

Having window to front elevation and radiator.

BATHROOM

Having window to rear elevation, radiator, tiled walls, panelled bath and close coupled WC.



EXTERIOR

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

GARAGE

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

Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn and having a paved patio and a paved seating area to the far rear.

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.

VIEWING

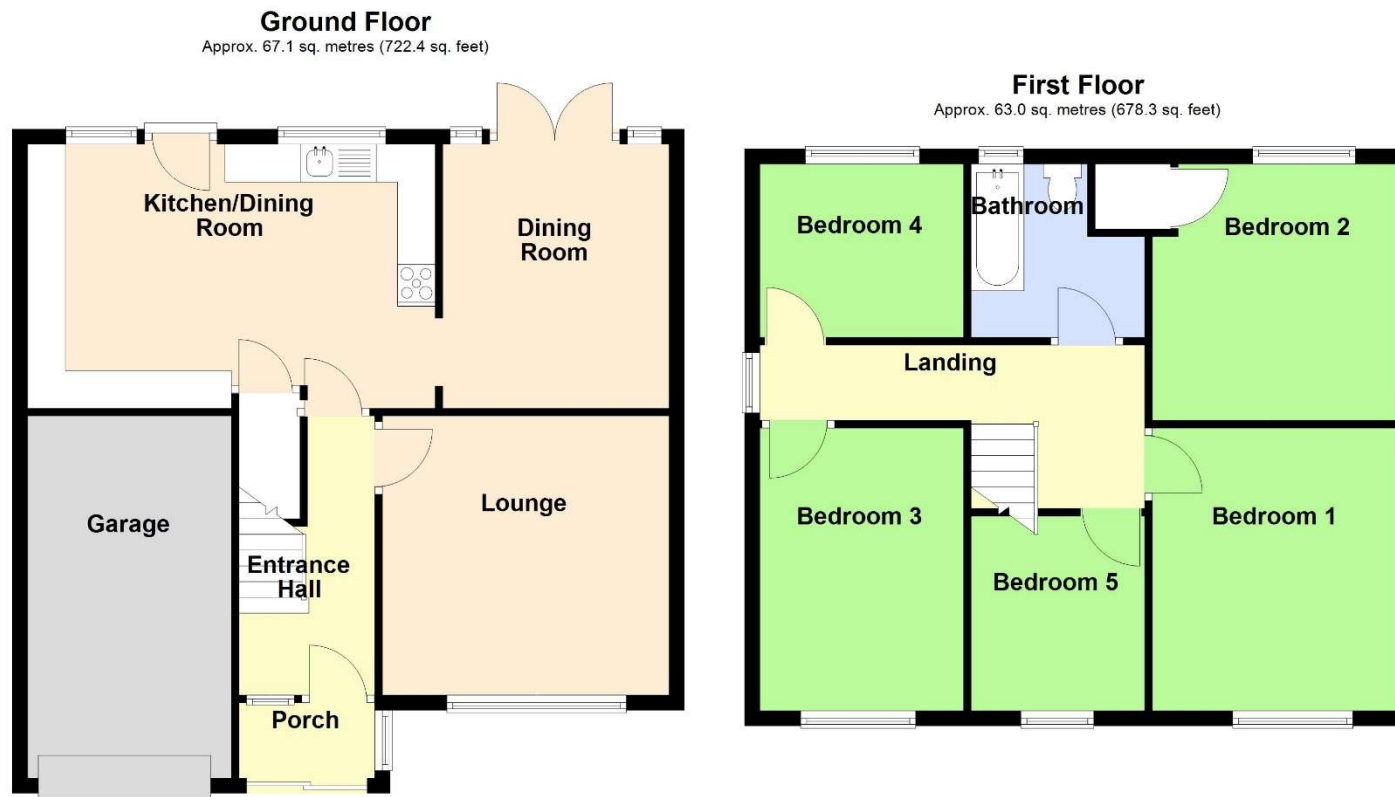
By appointment with Newton Fallowell - telephone 01205 353100.



 **NEWTONFALLOWELL**



Floorplan



Total area: approx. 130.1 sq. metres (1400.7 sq. feet)



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AGENT'S NOTES

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