



# 144 Woodville Road

Boston

**Offered for sale with NO CHAIN**, this extended detached family home enjoys a convenient location within easy reach of local amenities and a primary school, making it an excellent choice for growing families. The well-planned accommodation comprises a welcoming entrance porch and hall, comfortable lounge, spacious open-plan kitchen/dining/family room forming the heart of the home, and a cloakroom to the ground floor. Upstairs, the principal bedroom benefits from an en-suite shower room, complemented by three further bedrooms and a family bathroom. Outside, there is a driveway providing ample off-road parking, a car port, garage and an enclosed rear garden, ideal for children, pets and outdoor entertaining. Further benefits include gas central heating and double glazing.

Council Tax band: B

Tenure: Freehold





#### ACCOMMODATION

Part glazed double doors through to the:

#### PORCH

Having Luxury Vinyl Flooring and part glazed door to the:

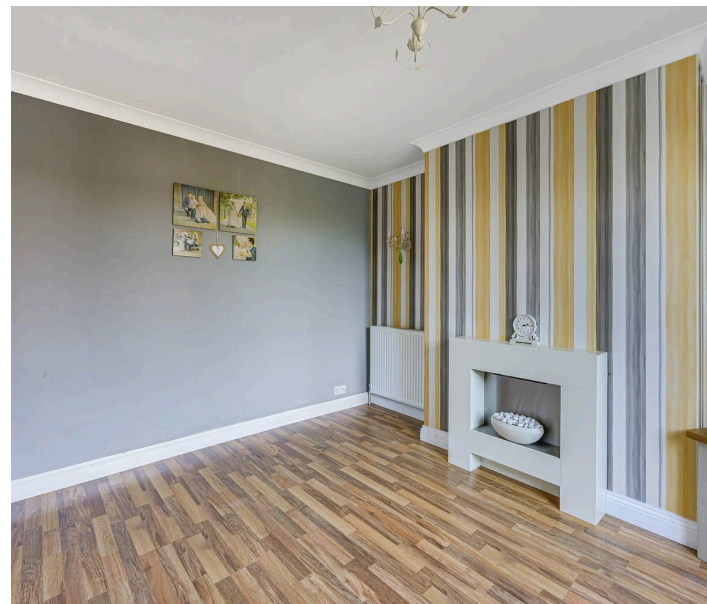
#### ENTRANCE HALL

Having coved ceiling, radiator, Luxury Vinyl Flooring, staircase rising to first floor and understairs storage cupboard.

#### LOUNGE

13' 5" x 10' 11" (4.10m x 3.34m)

Having bay window to front elevation, coved ceiling, two radiators and laminate flooring.



## OPEN PLAN KITCHEN/DINING/LIVING

21' 1" x 16' 10" (6.42m x 5.12m)

(max) Forming two areas comprising:

### DINING/LIVING AREA

Having windows to both side elevations, coved ceiling with inset ceiling spotlights, two radiators and tiled floor.

Opening to the:

### KITCHEN AREA

Having window to side elevation, window & part glazed door to rear elevation, vertical radiator, continuation of tiled floor and large utility cupboard with space & plumbing for automatic washing machine and gas fired combination boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard over. Work surface return with inset induction hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over. Island unit with cupboards & wine cooler under, breakfast bar to one side. The kitchen also has an integrated fridge.

### CLOAKROOM

Having window to rear elevation, coved ceiling, tiled floor, close coupled WC and vanity hand basin.





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#### **FIRST FLOOR LANDING**

Having window to side elevation, coved ceiling and access to roof space.

#### **MASTER BEDROOM**

15' 10" x 8' 8" (4.82m x 2.65m)

Having window to front elevation, coved ceiling, radiator and access to roof space.

#### **EN-SUITE WET ROOM**

Having window to rear elevation, heated towel rail, extractor, mixer shower fitting, wall mounted vanity basin and WC with concealed cistern.

#### **BEDROOM TWO**

11' 11" x 10' 11" (3.64m x 3.34m)

Having window to front elevation, coved ceiling and radiator.

#### **BEDROOM THREE**

10' 11" x 8' 6" (3.32m x 2.58m)

Having window to rear elevation, coved ceiling and radiator.

#### **BEDROOM FOUR**

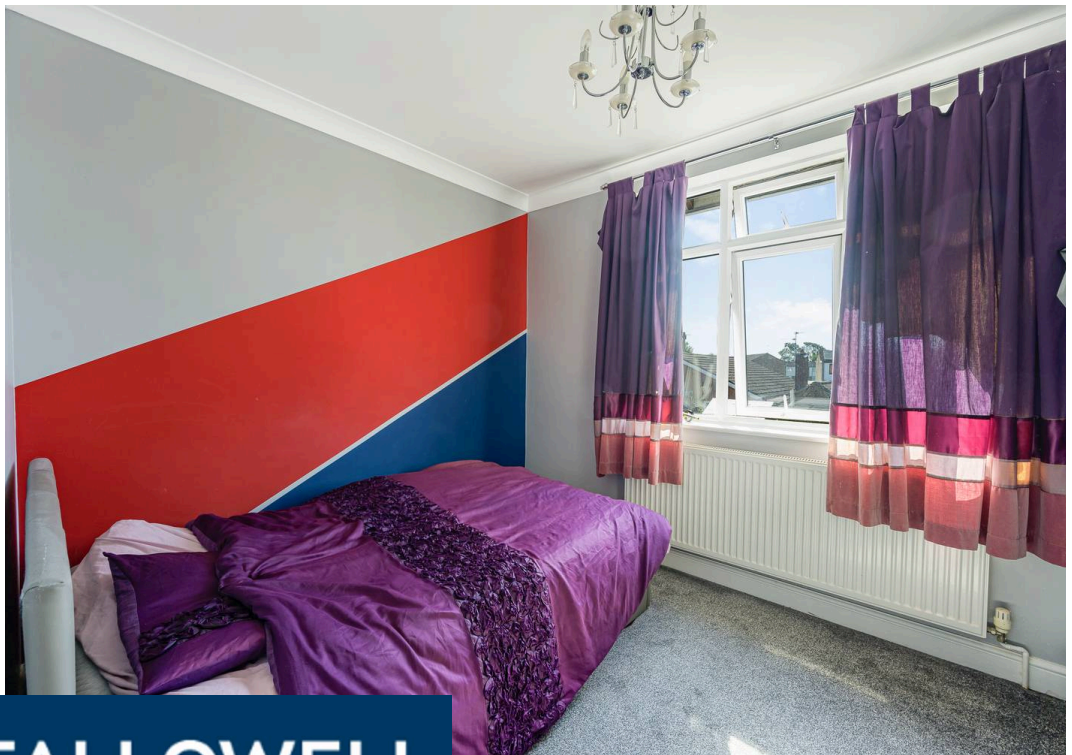
7' 7" x 5' 7" (2.32m x 1.69m)

Having window to front elevation, coved ceiling and radiator.



#### **BATHROOM**

Having window to rear elevation, heated towel rail, tiled floor with underfloor heating, shaped bath with shower fitting over, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.



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## EXTERIOR

To the front of the property there is a lawned garden and a driveway which provides off-road parking leading to a car port to the side of the property through to the:

## GARAGE

Having up-and-over door, window & door to side, light and power.

## REAR GARDEN

Being enclosed and majority laid to lawn with a concrete patio area & footpath and a decked area to the rear of the garage.

## SERVICES

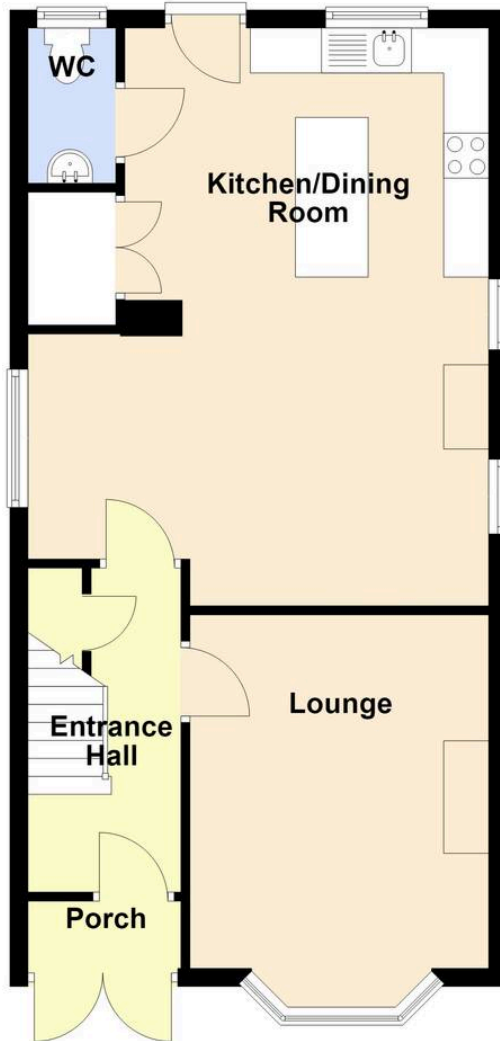
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

## LIFETIME LEGAL

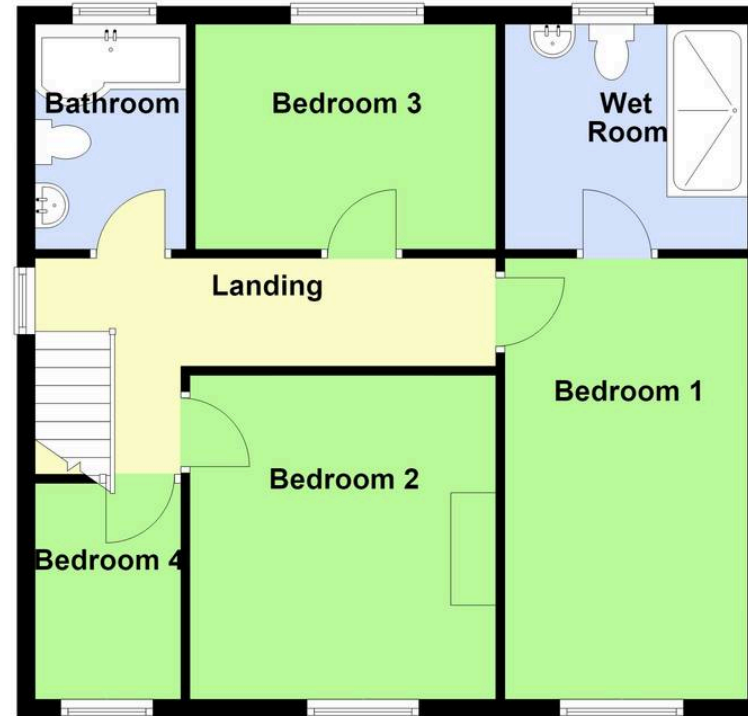
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**Ground Floor**  
Approx. 52.7 sq. metres (566.9 sq. feet)



**First Floor**  
Approx. 58.9 sq. metres (633.6 sq. feet)



Total area: approx. 111.5 sq. metres (1200.4 sq. feet)

**Newton Fallowell Estate Agents**

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