



 **NEWTON**  
**FALLOWELL**

154 Freiston Road, Boston – PE21 0JR  
£285,000

# 154 Freiston Road

Boston

An exceptionally spacious and substantially extended semi-detached family home, occupying a generous plot in a highly regarded residential location on the outskirts of town.

Offering versatile and well-appointed accommodation throughout, the property comprises a welcoming entrance hall, comfortable sitting room, separate dining room, wet room, fitted kitchen and an impressive garden room with a vaulted ceiling ideal for modern family living and entertaining.

To the first floor, a spacious landing with dedicated study area leads to four well-proportioned bedrooms and a family bathroom with a Jacuzzi bath.

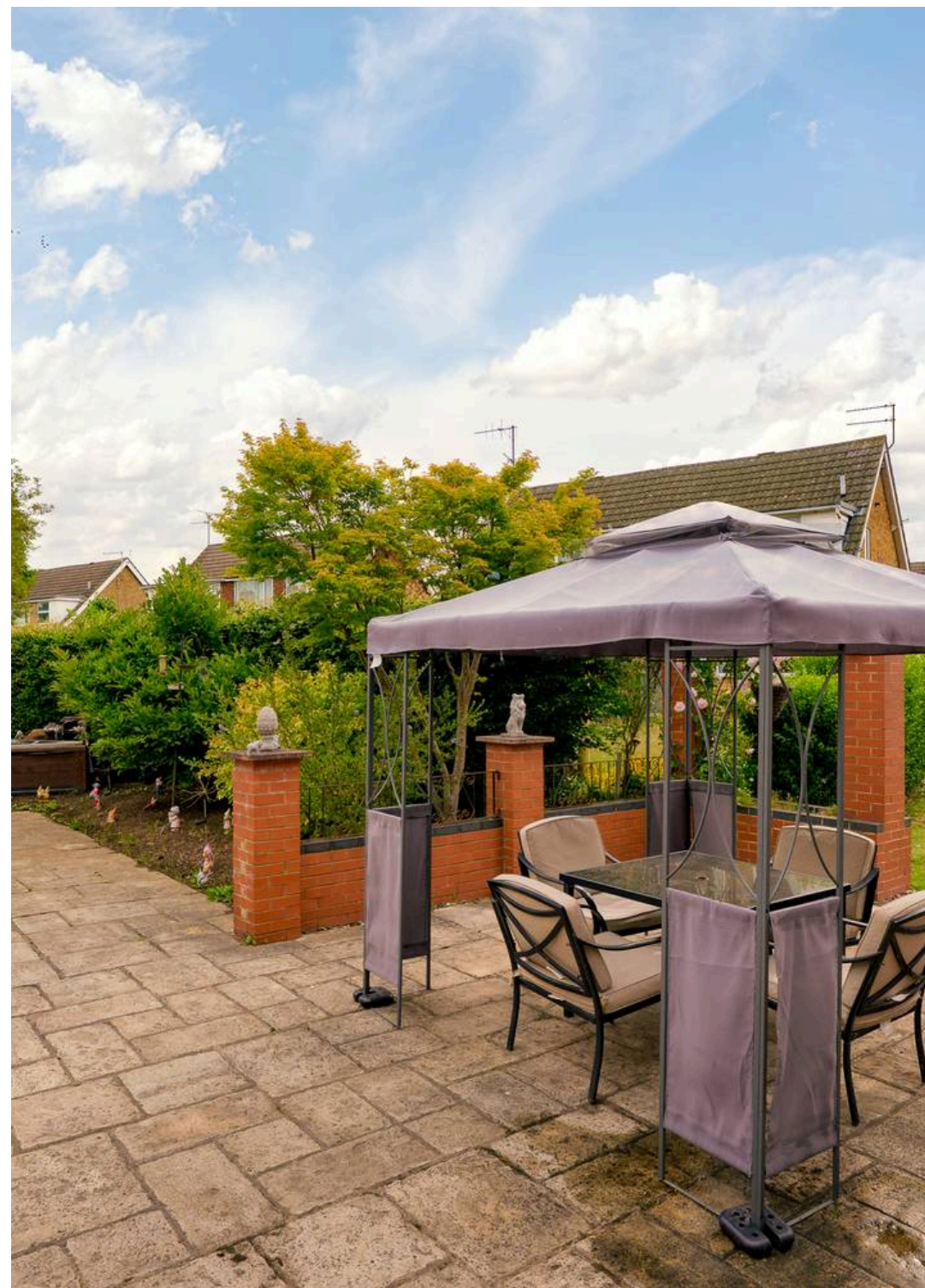
Complementing the spacious and versatile accommodation, the generous plot provides extensive off-road parking and hardstanding, a double garage and attractive gardens to the side and rear, offering excellent space for both relaxation and recreation.

Further benefits include gas central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





## ACCOMMODATION

Porch recess with part glazed front entrance door through to the:

## ENTRANCE HALL

Having coved ceiling, radiator, dado rail, understairs storage cupboard and staircase rising to first floor.

## SITTING ROOM

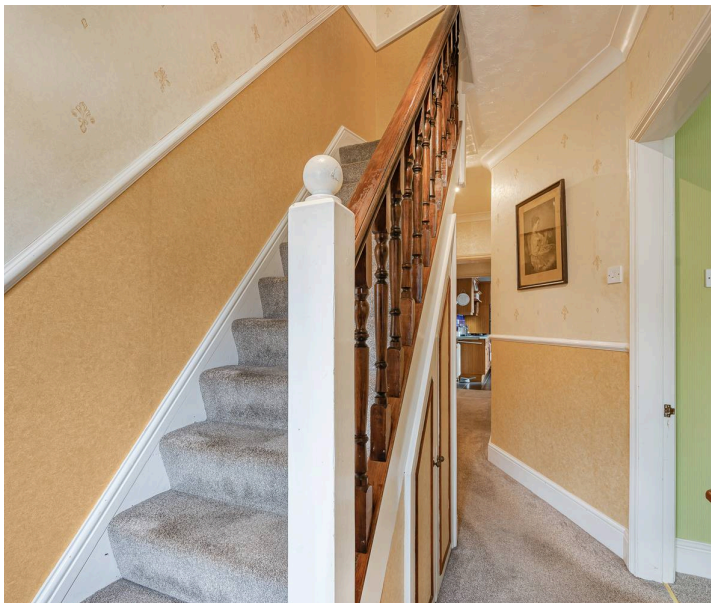
14' 8" x 13' 3" (4.46m x 4.05m)  
(max) Having box bay window to front elevation, coved ceiling, radiator, wall light points and fireplace with inset gas wood burner effect fire.

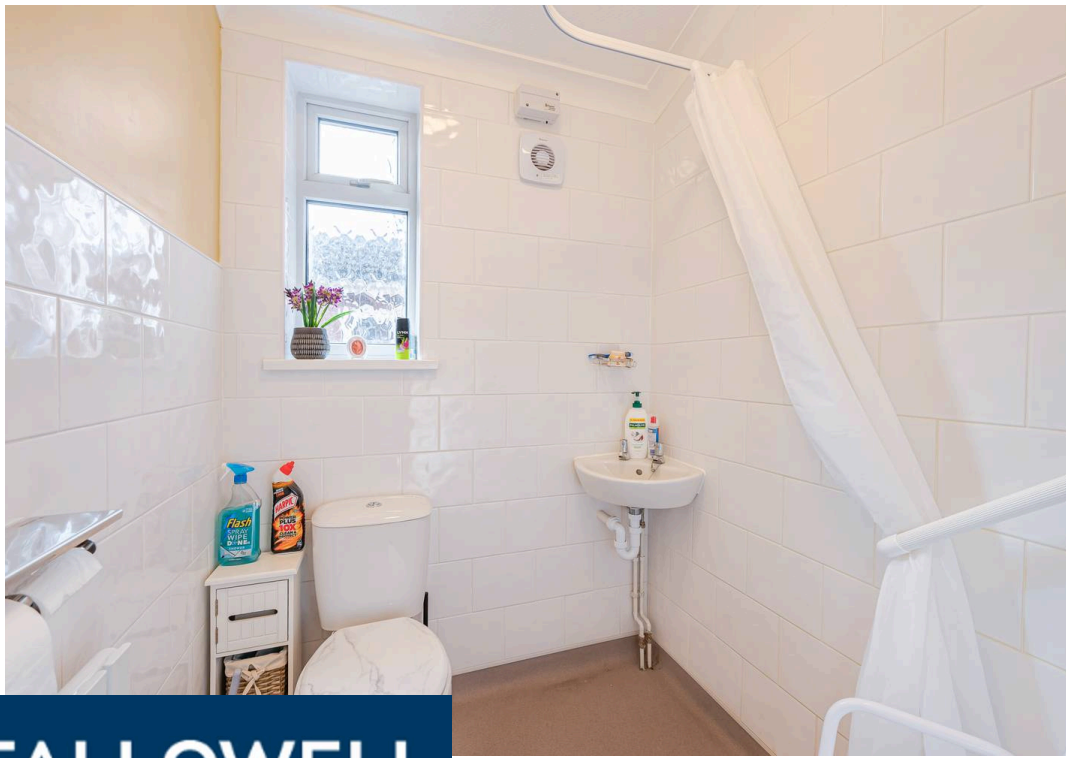
## DINING ROOM

15' 6" x 11' 10" (4.73m x 3.61m)  
(max) Having french doors to rear elevation, coved ceiling, radiator, polished wood floorboards and brick-built fireplace with display niches and inset gas fire.

## WET ROOM

Having window to side elevation, coved ceiling, radiator, extractor, majority tiled walls, waterproof flooring, shower fitting, close coupled WC and wall mounted corner hand basin.





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## KITCHEN

11' 0" x 9' 2" (3.35m x 2.80m)

Having window to side elevation, coved ceiling, radiator, tiled floor and access to roof space. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space for dishwasher, space & plumbing for automatic washing machine & tumble dryer under, cupboards & open-ended shelving over. Work surface return with cupboard & space for fridge under, cupboards over. Further work surface with inset gas hob, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated electric double oven with drawers under, cupboard over. Archway to the:

## GARDEN ROOM

29' 8" x 12' 11" (9.05m x 3.93m)

(max) Having vaulted ceiling with two rooflights & feature beams, bi-fold doors & french doors side elevation, two radiators, air conditioning unit and laminate flooring.





### FIRST FLOOR LANDING

Having coved ceiling and dado rail.

### BEDROOM FOUR

8' 6" x 7' 11" (2.58m x 2.42m)

(max) Having window to front elevation, coved ceiling and radiator.

### BEDROOM THREE

13' 6" x 9' 10" (4.12m x 2.99m)

Having box bay window to front elevation, coved ceiling, radiator, dado rail and fitted wardrobes to one wall with drawers.

### FURTHER LANDING/STUDY AREA

13' 4" x 9' 0" (4.07m x 2.74m)

Having window to rear elevation, coved ceiling, radiator, dado rail, access to roof space and airing cupboard with shelving and housing gas fired combination boiler providing for both domestic hot water.



**BEDROOM ONE**

20' 5" x 9' 11" (6.23m x 3.01m)

Having window to front elevation, coved ceiling and radiator.

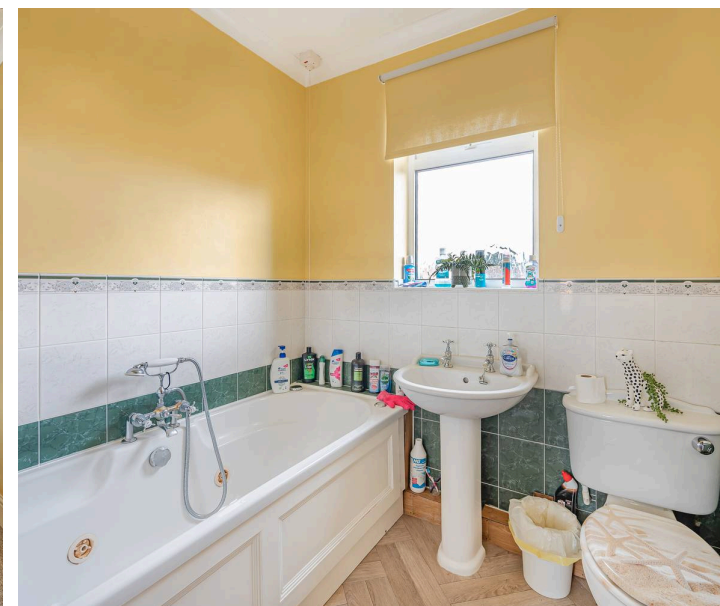
**BEDROOM TWO**

20' 5" x 9' 11" (6.22m x 3.01m)

(max) Having window to rear elevation, coved ceiling and radiator.

**BATHROOM**

Having window to rear elevation, radiator, part tiled walls, wood effect flooring, Jacuzzi bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.





### **EXTERIOR**

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

### **DOUBLE GARAGE**

21' 0" x 17' 5" (6.41m x 5.30m)

Having electric roller door, window to rear, electric vehicle charger, light and power.

### **ATTACHED STORAGE**

9' 6" x 5' 8" (2.90m x 1.73m)

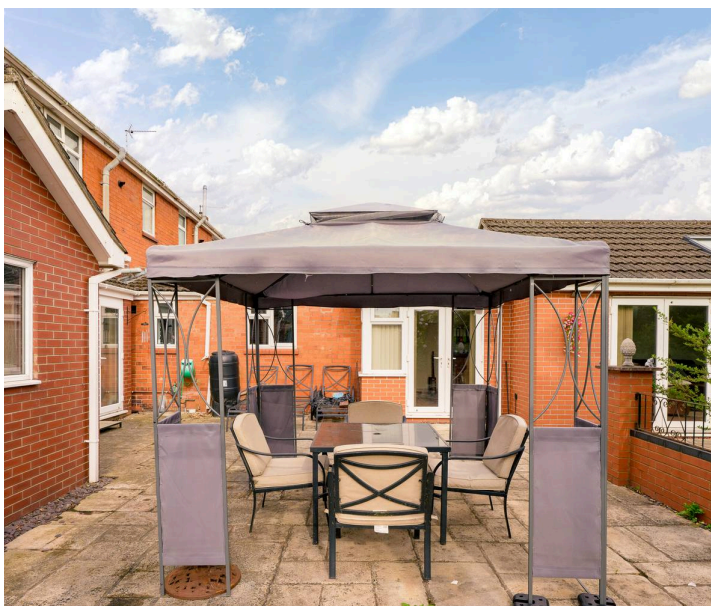
Having window to rear and part glazed door to garden.

### **GARDENS**

To the side of the property there is a lawned garden. To the rear of the property there is a large paved patio with a further lawned area beyond.

### **THE PLOT**

The property occupies a plot of approximately 0.18 acre, subject to survey. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



## 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.

## 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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# Newton Fallowell Estate Agents

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