



5 Seedlands Close

Boston

Occupying a sought-after position on a private road, this extended detached bungalow was built in 2004 and offers an impressive **over 1,600 square feet of spacious and versatile accommodation**, ideally located for Pilgrim Hospital and Boston High School.

The well-proportioned accommodation comprises an entrance hall, lounge, separate dining room, conservatory and kitchen, together with a utility room and adjoining cloakroom. The master bedroom benefits from an en-suite bathroom with separate shower, complemented by two further bedrooms and a family bathroom. Outside, a block-paved driveway provides ample off-road parking and leads to a detached double garage, whilst the enclosed, low-maintenance rear garden offers a pleasant space for relaxation. Further benefits include gas central heating, double glazing and alarm system.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, radiator, access to part boarded roof space with fitted loft ladder and built-in airing cupboard.

LOUNGE

14' 8" x 11' 3" (4.47m x 3.42m)

Having bay window to front elevation, coved ceiling, two radiators and fireplace with marble back & hearth, inset living flame style gas fire and wooden surround.

DINING ROOM

12' 9" x 8' 6" (3.89m x 2.58m)

Having coved ceiling and radiator. Glazed door with side screens to the:

CONSERVATORY

13' 0" x 10' 4" (3.97m x 3.14m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, ceiling fan/light fitting and tile effect flooring.





 **NEWTON FALLOWELL**

KITCHEN

11' 11" x 7' 11" (3.63m x 2.41m)

Having window to front elevation, inset ceiling spotlights, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset gas hob, integrated electric double oven, cupboards & drawers under, cupboards & concealed extractor over. There is also an integrated fridge and freezer.

UTILITY

8' 9" x 7' 11" (2.66m x 2.42m)

Having window to rear elevation, glazed door to side elevation, extractor, tile effect flooring, work surface with space & plumbing for automatic washing machine & further appliance space under, gas fired combination boiler providing for both domestic hot water & heating over, tall unit to side.

CLOAKROOM

Having window to side elevation, low level WC and hand basin.



NEWTON FALLOWELL



MASTER BEDROOM

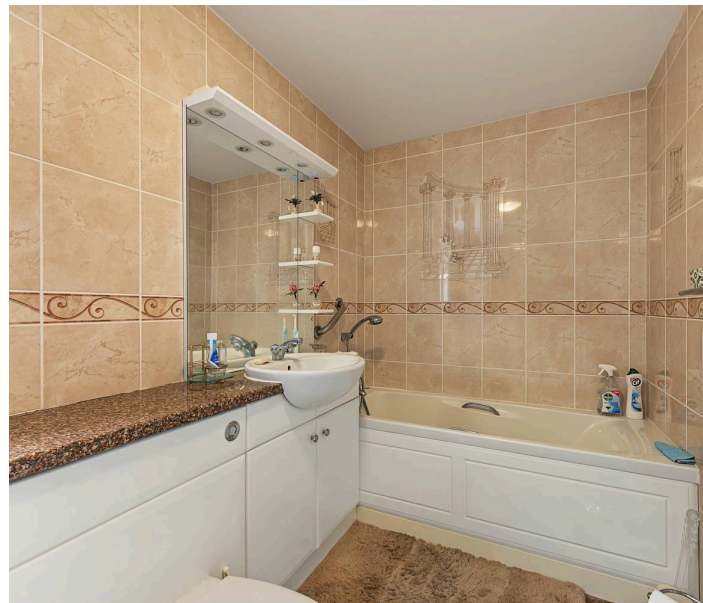
19' 10" x 12' 2" (6.04m x 3.72m)

Entered through a dressing area with fitted wardrobes & door to en-suite with an archway through to the bedroom which has a window to side elevation, radiator and further built-in wardrobes.

EN-SUITE

12' 0" x 5' 5" (3.66m x 1.65m)

Fitted with a four-piece suite comprising: panelled bath, shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under & mirror with downlighters over. Having window to side elevation, heated towel rail, radiator and tiled walls.



BEDROOM TWO

9' 5" x 9' 1" (2.87m x 2.77m)

Having window to front elevation, radiator and fitted wardrobe.

BEDROOM THREE

12' 9" x 6' 11" (3.89m x 2.12m)

Having window to rear elevation, radiator and fitted wardrobe.

BATHROOM

6' 9" x 5' 7" (2.06m x 1.69m)

Fitted with a three-piece suite comprising: walk-in bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin. Having window to side elevation, inset ceiling spotlights, radiator, extractor and tiled walls.





EXTERIOR

To the front of the property there is a low maintenance garden enclosed by wrought iron railings. A block paved driveway provides off-road parking and leads to the:

DETACHED DOUBLE GARAGE

18' 10" x 19' 1" (5.73m x 5.81m)

Having two up-and-over doors, water softener, light & power.

REAR GARDEN

Being enclosed and low maintenance with paved & gravelled areas with inset shrubs and a garden shed with power.

THE PLOT

The property occupies a plot of approximately 0.13 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 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.

We are advised that new consumer units have just been fitted throughout the bungalow, shed and garage.

There is an £85 per year management charge to pay for the upkeep of the shared private green on the estate.



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AGENT'S NOTES

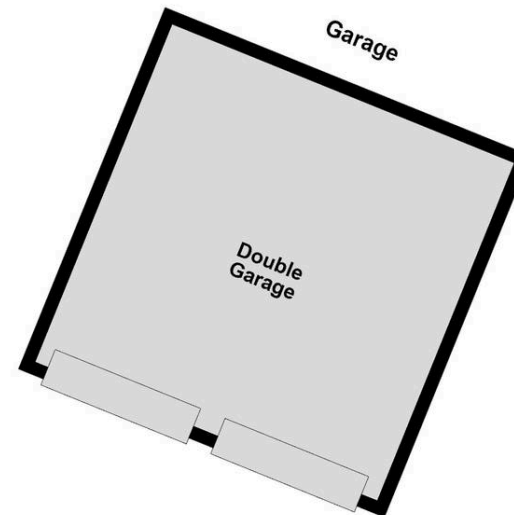
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NEWTON FALLOWELL



Total area: approx. 157.3 sq. metres (1693.1 sq. feet)



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