



### 3 Matthew Flinders Way

Boston

Situated in a highly sought-after residential location, conveniently placed for both primary and secondary schools, this spacious detached family home offers versatile and well-planned accommodation throughout. The ground floor comprises a welcoming porch and entrance hall, inner hall, cloakroom, generous lounge, dining room, sitting room, a bright conservatory overlooking the rear garden and a kitchen. To the first floor are four bedrooms and a family bathroom. Outside, the property benefits from a driveway providing ample off-road parking, a tandem garage and a good-sized enclosed rear garden, ideal for families and entertaining. Further benefits include gas central heating, double glazing and solar panels, helping to improve the home's energy efficiency.

Council Tax band: C

Tenure: Freehold





#### **ACCOMMODATION**

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

#### **PORCH**

Having window to side elevation, radiator and part glazed door to the:

#### **ENTRANCE HALL**

Having coved ceiling, radiator and staircase rising to first floor.

#### **INNER HALL**

Having part glazed door to side elevation, coved ceiling and radiator.

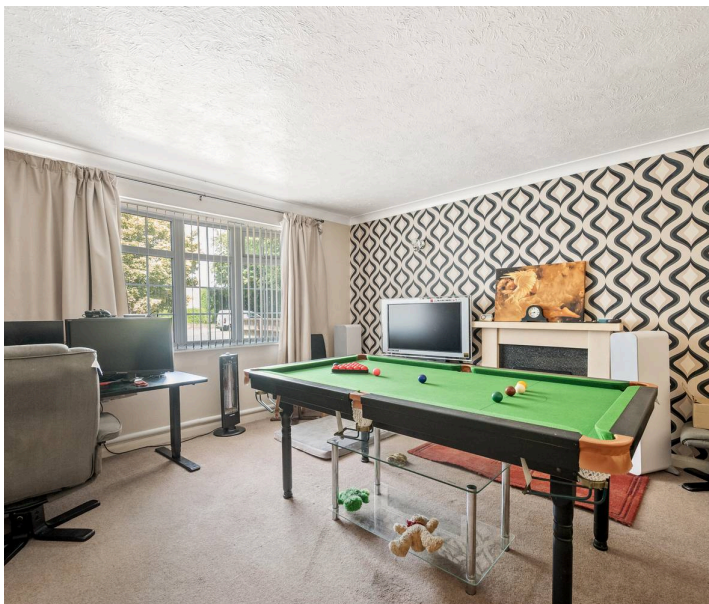
#### **CLOAKROOM**

Having window to side elevation, radiator, close coupled WC and vanity hand basin.

#### **LOUNGE**

16' 0" x 13' 6" (4.88m x 4.12m)

Having window to front elevation, coved ceiling, radiator and gas fire.



### DINING ROOM

11' 0" x 9' 9" (3.35m x 2.97m)

Having coved ceiling, radiator, door to garage and opening to the:

### SITTING ROOM

9' 8" x 9' 2" (2.94m x 2.79m)

Having window to side elevation, coved ceiling, electric fire and sliding doors to the:

### CONSERVATORY

9' 11" x 7' 7" (3.03m x 2.31m)

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and having french doors to garden.

### KITCHEN

12' 5" x 10' 0" (3.78m x 3.05m)

Having windows to side & rear elevations, coved ceiling and tiled floor. Fitted with a range of units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with space for electric cooker, cupboards & drawers under, stainless steel extractor over. Further work surface return with cupboards, space for fridge & freezer under.





**FIRST FLOOR LANDING**

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

**BEDROOM ONE**

15' 1" x 10' 6" (4.59m x 3.21m)

Having window to front elevation, coved ceiling and radiator.

**BEDROOM TWO**

12' 0" x 9' 8" (3.66m x 2.95m)

Having window to rear elevation, coved ceiling and radiator.

**BEDROOM THREE**

10' 1" x 8' 8" (3.07m x 2.64m)

Having window to rear elevation, coved ceiling, radiator and built-in double wardrobe.

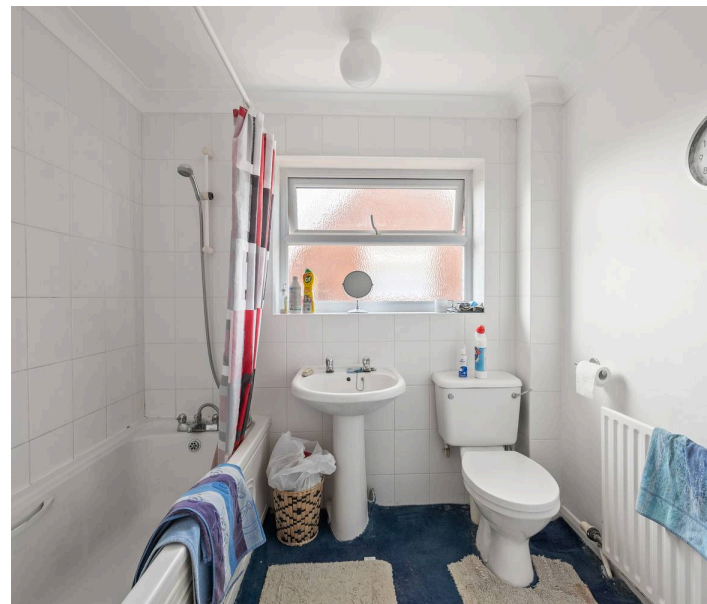
**BEDROOM FOUR**

9' 1" x 9' 3" (2.78m x 2.83m)

(max) Having window to front elevation, coved ceiling, radiator and built-in cupboard.

**BATHROOM**

Having window to side elevation, radiator, tiled splashbacks, panelled bath, close coupled WC and pedestal hand basin.



## EXTERIOR

To the front of the property there is a small lawn, a gravelled area and a driveway providing off-road parking leading to the:

## TANDEM GARAGE

27' 11" x 9' 3" (8.52m x 2.82m)

Having remote controlled electric roller door with two remote fobs, window & door to side, gas fired combination boiler providing for both domestic hot water & heating, electric vehicle charger, solar panel controls with 5kwh inverter & 9.5 kwh battery, space & plumbing for automatic washing machine, light and power.

## REAR GARDEN

Being enclosed with side access. Majority laid to lawn with a crazy paved patio. The fence to the rear is a Eurocell ECO composite fence that is low maintenance and wipes clean (long lasting and never needs painting)

## 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 gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The property also has 14 solar panels the solar export is SEG (currently 12p/kwh with octopus).





#### **LIFETIME LEGAL**

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#### **AGENT'S NOTES**

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Total area: approx. 152.9 sq. metres (1645.8 sq. feet)

## Newton Fallowell Estate Agents

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