



201 Sleaford Road, Boston, PE21 7PG





Freehold

£350,000



## Key Features

- Detached house
- Four bedrooms & study area
- Lounge with multi-fuel burner
- Dining kitchen & utility
- Ample off-road parking
- Enclosed rear garden
- Plot approx. 0.24 acre (STS)
- EPC rating D





Set on large plot of approximately 0.24 acres (subject to survey), this detached family home is located in a highly regarded residential area and is positioned well back from the road, offering both privacy and kerb appeal.

The property provides over 1,400 square feet of well-presented accommodation, thoughtfully arranged for modern family living. The ground floor comprises a welcoming entrance hall, cloakroom, a spacious lounge and a generous dining kitchen, complemented by a useful utility room.

To the first floor, the landing opens into a practical study area, alongside four well-proportioned bedrooms and a family bathroom.

Externally, the home enjoys a driveway providing off-road parking and an enclosed rear garden, ideal for outdoor entertaining and family use. Additional benefits include gas central heating and double glazing throughout.



#### ACCOMMODATION

Part glazed front entrance door with fanlight above through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring, understairs storage cupboard and staircase rising to first floor.

#### CLOAKROOM

Having low level WC and hand basin.

#### LOUNGE

7.41m x 3.64m (24'4" x 11'11")

Having bay window to front elevation, french doors with windows above to rear elevation & garden, coved ceiling, two radiators and fireplace recess with inset multi-fuel burner.





 **NEWTON FALLOWELL**





## DINING KITCHEN

7.37m x 3.39m (24'2" x 11'1")

(max L-shaped) Having window to front elevation, two windows to side elevation, window & part glazed door to rear elevation, coved ceiling with inset ceiling spotlights, two radiators and wood 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 under. Work surface return with cupboards, drawers & integrated dishwasher under, cupboards with space for microwave over. Units to side housing two integrated electric ovens with cupboards under. Island unit with inset gas hob, cupboards & drawers under, ceiling extractor over.

## UTILITY

2.96m x 2.59m (9'8" x 8'6")

Having window to side elevation, radiator, wood effect flooring, work surface with inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over and range of tall units to one wall.





### FIRST FLOOR LANDING

Having coved ceiling and access to roof space. Open to the:

### STUDY AREA

2.12m x 1.95m (7'0" x 6'5")

Having window to front elevation, coved ceiling and radiator.

### BEDROOM ONE

3.63m x 3.66m (11'11" x 12'0")

Having bay window to front elevation, coved ceiling and radiator.



### BEDROOM TWO

3.88m x 3.58m (12'8" x 11'8")

Having window to front elevation, coved ceiling and radiator.

### BEDROOM THREE

3.63m x 3.62m (11'11" x 11'11")

Having window to rear elevation, coved ceiling, radiator and wood effect flooring.

### BEDROOM FOUR

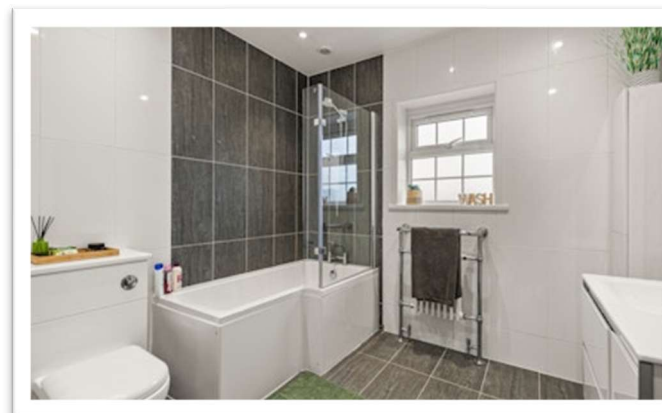
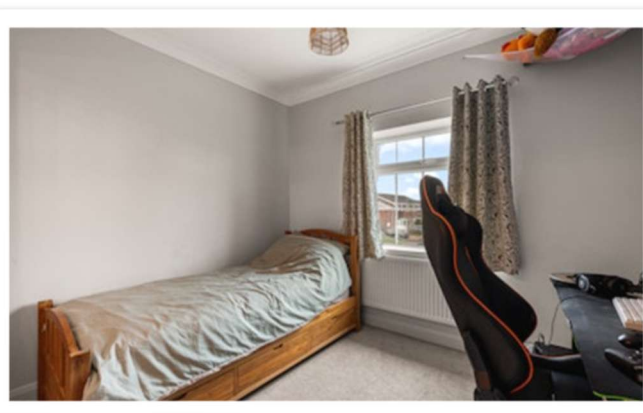
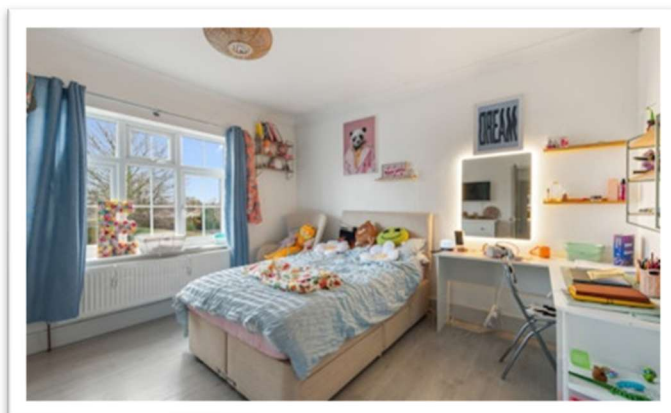
3.01m x 2.55m (9'11" x 8'5")

Having window to rear elevation, coved ceiling and radiator.

### BATHROOM

2.64m x 2.38m (8'8" x 7'10")

Having window to rear elevation, coved ceiling, heated towel rail incorporating radiator, tiled floor, tiled walls and extractor. Fitted with white suite comprising: shaped bath with electric shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with drawers under & storage unit to side.





### EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking & hardstanding. Gated access to the

### REAR GARDEN

Being enclosed and having a large paved patio area which extends down the side of the property, two garden sheds, artificial grass area with lawned area to side opening to a further lawned garden with a summerhouse and double gates with vehicular access to Arundel Crescent.

### THE PLOT

The property occupies a plot of approximately 0.24 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 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.

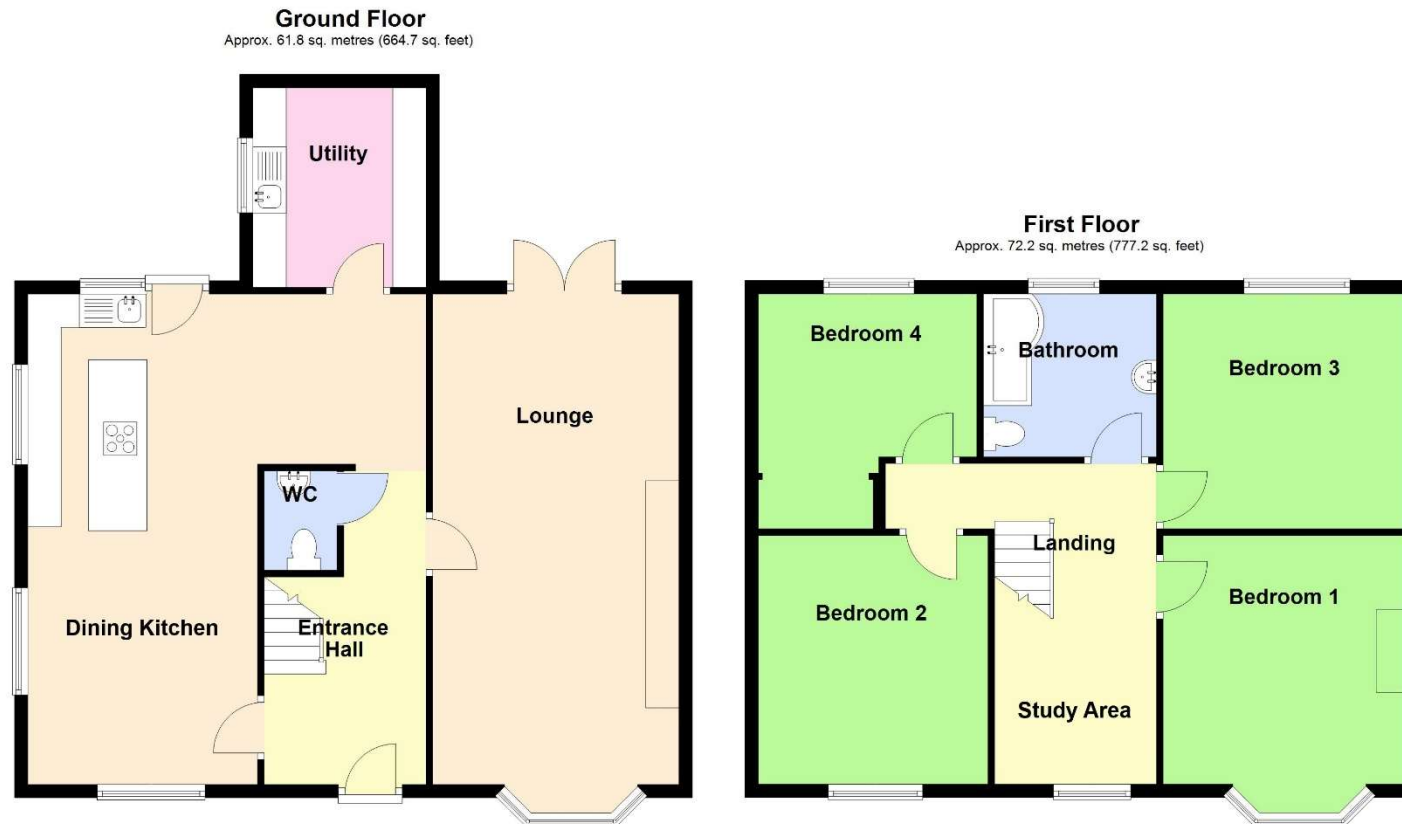
lifetime legal

### AGENT'S NOTES

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.



## Floorplan



Total area: approx. 134.0 sq. metres (1441.9 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100  
[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)