



144 Horncastle Road

Boston

A beautifully presented detached family home offering over 1,400 square feet of well-proportioned living space, ideally situated on the outskirts of town and overlooking the Maud Foster Waterway to the front.

The accommodation is thoughtfully arranged and briefly comprises a welcoming entrance hall, cloakroom, spacious lounge, study and a well-appointed dining kitchen with adjoining conservatory and a useful utility room on the ground floor.

Upstairs, the property features a master bedroom with en-suite, three further bedrooms and a bathroom, providing comfortable space for family living.

Externally, the property benefits from ample off-road parking to the front, a detached garage and a private enclosed rear garden, ideal for relaxing or entertaining.

Further advantages include gas central heating, double glazing throughout and solar panels, enhancing comfort and energy efficiency.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





ACCOMMODATION

Open porch with part glazed front entrance door through to the:

ENTRANCE HALL

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

CLOAKROOM

Having window to front elevation, coved ceiling, radiator, extractor, close coupled WC and hand basin.

LOUNGE

14' 5" x 13' 1" (4.39m x 3.99m)

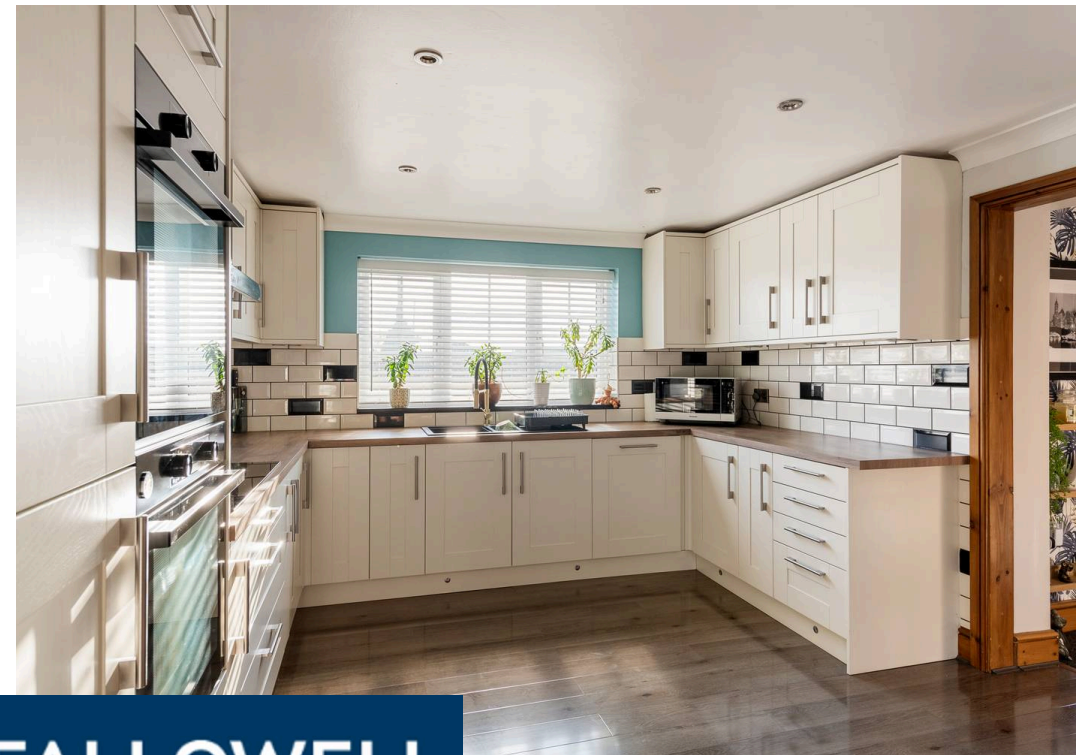
Having sliding doors to rear elevation & garden, coved ceiling, vertical radiator and wood effect flooring.

STUDY

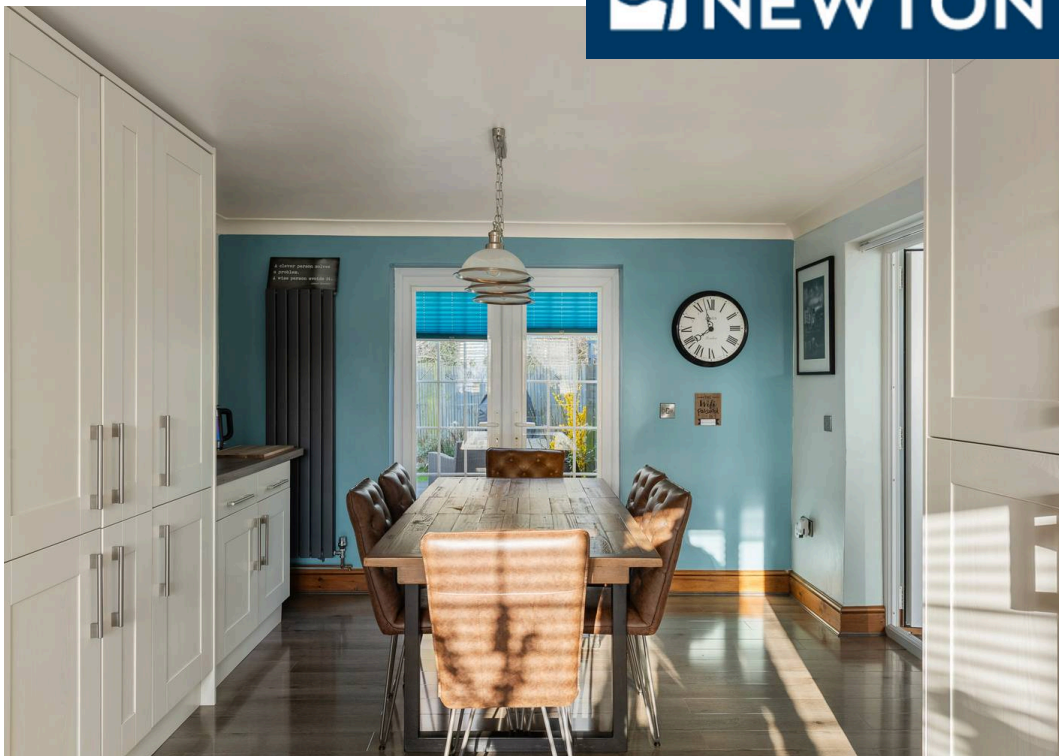
6' 11" x 6' 7" (2.11m x 2.01m)

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





 **NEWTON FALLOWELL**



DINING KITCHEN

20' 4" x 11' 2" (6.20m x 3.40m)

Having window to front elevation, french doors to rear elevation & garden, coved ceiling with inset ceiling spotlights, vertical radiator 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 & integrated dishwasher under, cupboards over. Work surface return with inset electric hob, cupboards & drawers under, cupboard & extractor over, tall unit to side housing two integrated electric ovens with cupboards under & over and further tall unit to side housing integrated fridge & freezer. Further work surface with cupboards & drawers under, cupboard over and tall units to side.

CONSERVATORY

18' 8" x 6' 5" (5.69m x 1.96m)

Having windows to front, side & rear elevations, polycarbonate roof, vertical radiator and wood effect flooring with underfloor heating.

UTILITY

8' 2" x 5' 11" (2.49m x 1.80m)

Having part glazed door to rear elevation & garden, coved ceiling, radiator, extractor and wood effect flooring. Work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine under, cupboard housing gas fired boiler providing for both domestic hot water & heating over, tall storage cupboard to side.



FIRST FLOOR LANDING

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

MASTER BEDROOM

12' 6" x 10' 2" (3.81m x 3.10m)

Having window to rear elevation, coved ceiling and radiator.

EN-SUITE

Having window to rear elevation, coved ceiling, radiator incorporating heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

BEDROOM TWO

11' 6" x 9' 6" (3.51m x 2.90m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

11' 2" x 10' 6" (3.40m x 3.20m)

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

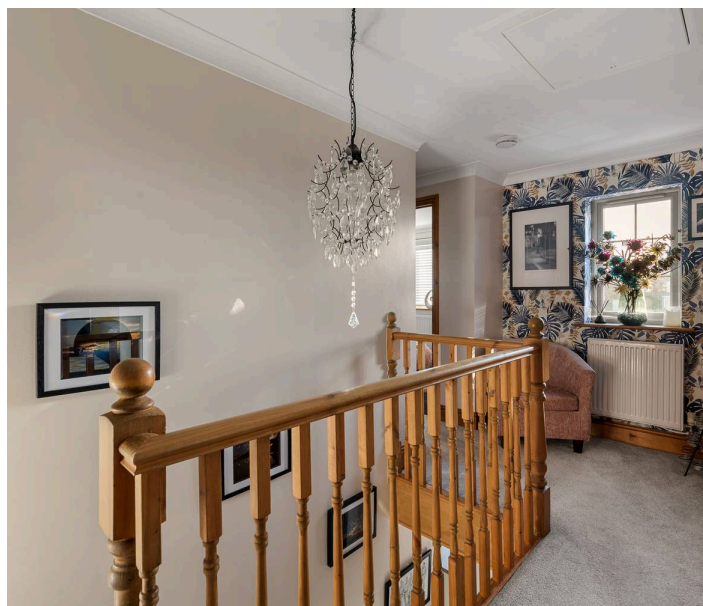
BEDROOM FOUR

9' 10" x 6' 7" (3.00m x 2.01m)

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

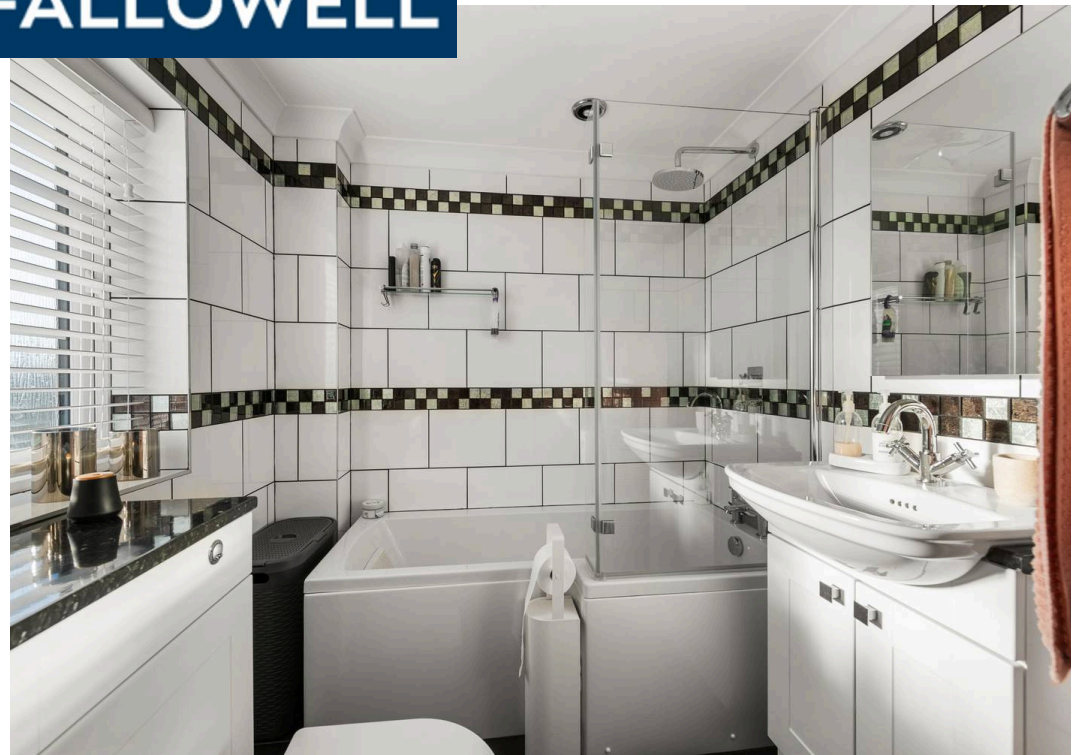
BATHROOM

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





 **NEWTON FALLOWELL**





EXTERIOR

To the front of the property there is a large block paved area which provides off-road parking. Gated access leads to a driveway which extends down the side of the property to the:

DETACHED GARAGE

18' 3" x 9' 10" (5.56m x 3.00m)

Of brick & tile construction with up-and-over door, window and service door to side.

GARDENS

Being enclosed and laid to lawn with borders and having a decked patio & seating area.

SERVICES

The property has mains gas, electricity and water connected. Drainage is to a biodisc septic tank. Heating is via a gas fired boiler served by radiators and the property is double glazed. The property also has solar panels.

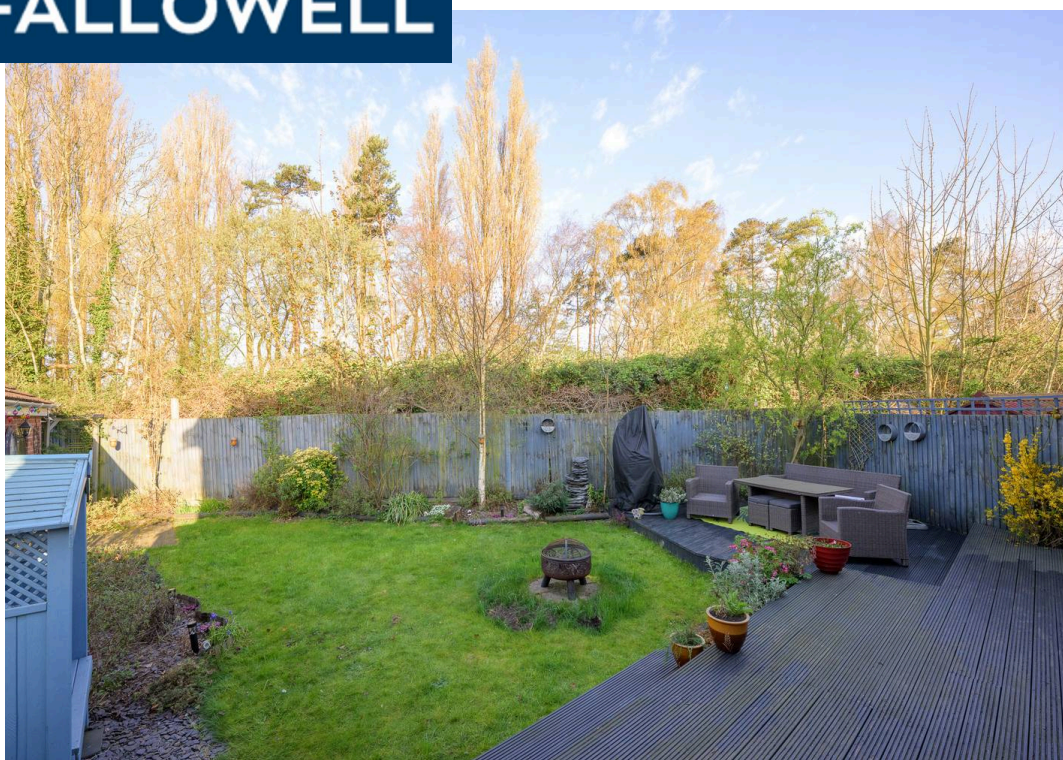
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 **NEWTON FALLOWELL**



Ground Floor

Approx. 71.8 sq. metres (773.1 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.6 sq. feet)



Total area: approx. 132.5 sq. metres (1425.7 sq. feet)

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