



 **NEWTON**
FALLOWELL

11 Rowan Way, Boston – PE21 9DH

In Excess of £340,000

11 Rowan Way

Boston

A Rare Opportunity in a Prime Location – Spacious Family Living on a Generous Plot
Nestled at the tranquil end of a peaceful no-through road, this beautifully presented detached family home enjoys a prime position in one of the area's most desirable residential locations. With generous internal space, a substantial 0.17-acre plot (STS), and immediate access to local amenities, this property is perfectly suited for growing families, professionals, or anyone seeking a harmonious blend of comfort and convenience.

Just minutes from Pilgrim Hospital and within walking distance of the scenic Dion's Wood Nature Reserve – a newly established 35-acre green haven – this home is ideally placed for both daily practicalities and peaceful weekend escapes.

Step inside to a welcoming entrance hall that sets the tone for the spacious and well-thought-out layout. The ground floor features a versatile study or home office, a generous lounge perfect for relaxing evenings, and a modern, well-equipped kitchen that forms the heart of the home with a dining room off. A convenient cloakroom adds to the practicality of the space.

Upstairs, you'll find four well-proportioned bedrooms, each offering ample space and natural light, along with a stylish family bathroom that includes both a bathtub and a separate walk-in shower – ideal for busy households.

Outside, the property really comes into its own. A private driveway provides ample off-road parking, leading to a detached double garage. The fully enclosed rear garden offers a safe, secure space for children and pets to play or a peaceful retreat for enjoying summer days and outdoor dining.

Additional features include gas central heating, double glazing throughout, and a location that strikes the perfect balance between privacy and accessibility.

Homes in this sought-after neighbourhood rarely come to market – early viewing is highly recommended to avoid disappointment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

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

CLOAKROOM

Having window to front elevation, radiator, tiled walls, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

STUDY

9' 5" x 8' 8" (2.88m x 2.63m)

Having window to front elevation and radiator.

LOUNGE

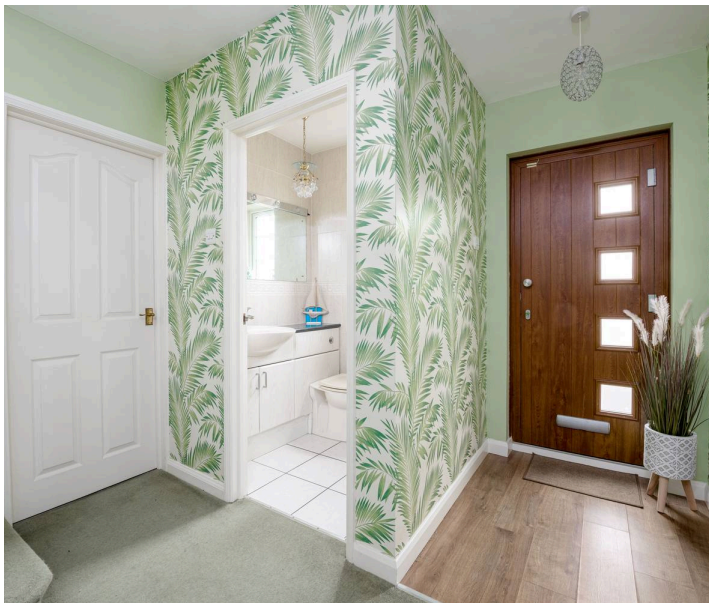
19' 5" x 11' 11" (5.91m x 3.63m)

Having window to side elevation, french doors with side screens to rear elevation and radiator.

DINING ROOM

12' 0" x 10' 5" (3.65m x 3.17m)

Having bow window to front elevation, further window to side elevation and radiator. Opening to the:





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KITCHEN

15' 5" x 11' 0" (4.70m x 3.36m)

Having window & part glazed door to side elevation, french doors to rear elevation, inset ceiling spotlights and tile effect flooring. Fitted with a range of base & wall units with granite work surfaces comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard over. Further work surface with inset electric hob, pull-out units & drawers under to one side, cupboards to other side. Work surface to either side with cupboards under, cupboards over, tall unit to side housing integrated electric double oven with drawer under & cupboard over. Further work surface with space & plumbing for automatic washing machine under, cupboard over.





FIRST FLOOR LANDING

Having window to front elevation, radiator, access to roof space and large built-in airing cupboard.

BEDROOM ONE

16' 5" x 12' 1" (5.00m x 3.69m)

Having window to rear elevation, radiator and built-in wardrobes.

BEDROOM TWO

14' 1" x 9' 11" (4.30m x 3.03m)

Having window to rear elevation and radiator.

BEDROOM THREE

12' 2" x 9' 7" (3.70m x 2.92m)

BEDROOM FOUR

9' 5" x 8' 10" (2.87m x 2.68m)

Having window to front elevation and radiator.

BATHROOM

9' 11" x 5' 10" (3.01m x 1.78m)

Having window to side elevation, radiator, tiled walls, tiled floor and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, shaped bath with mixer tap & hand-held shower attachment, close coupled WC and hand basin inset to vanity unit with cupboards under.





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EXTERIOR

To the front of the property there is a low maintenance block paved area. A driveway provides off-road parking and extends down the side of the property to the:

DOUBLE GARAGE

19' 8" x 18' 1" (6.00m x 5.50m)

Having two electric doors, part glazed door to rear, window to side, light & power. Gated access to the:

REAR GARDEN

Being enclosed and majority laid to lawn with a paved patio and garden shed.

THE PLOT

The property occupies a plot of approximately 0.17 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.





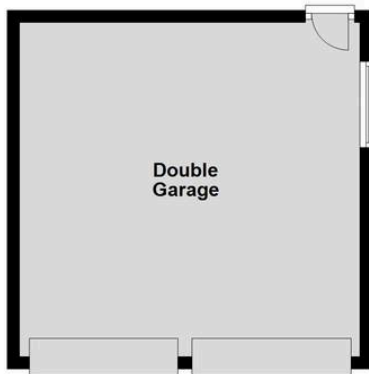
SERVICES

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 E.

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.





Total area: approx. 175.2 sq. metres (1885.9 sq. feet)

Newton Fallowell Estate Agents

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