



5 Sandringham Gardens

Fishtoft, Boston

Situated in a popular and convenient residential location, ideally placed for easy access to the A16 and Pilgrim Hospital, this well-proportioned detached house offers comfortable and versatile family accommodation.

The ground floor comprises a welcoming entrance hall, a bright lounge, cloakroom, fitted kitchen, dining room and a conservatory providing additional living space and views over the rear garden.

To the first floor is a master bedroom with en-suite, two further bedrooms and a modern shower room.

Externally, the property benefits from a driveway providing off-road parking, a garage and an enclosed rear garden which enjoys an open aspect over farmland, offering a pleasant degree of privacy.

Additional features include gas central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

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

CLOAKROOM

Having window to side elevation, radiator and wall mounted hand basin.

LOUNGE

14' 2" x 10' 9" (4.33m x 3.27m)

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



KITCHEN

14' 2" x 10' 9" (4.33m x 3.27m)

Having window to front elevation, part glazed door to side elevation, radiator and tiled floor. 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, cupboard & drawers under. Work surface return with cupboard, space & plumbing for automatic washing machine & fridge under, cupboard & gas fired boiler providing for both domestic hot water & heating over. Further work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & concealed cooker hood over.

DINING ROOM

10' 1" x 8' 9" (3.07m x 2.66m)

Having coved ceiling, radiator and tiled floor. Part glazed door with side screens to either side through to the:

CONSERVATORY

10' 3" x 10' 0" (3.13m x 3.04m)

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



NEWTON FALLOWELL



FIRST FLOOR LANDING

Having window to side elevation, access to roof space and airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

11' 1" x 8' 11" (3.39m x 2.71m)

(entrance in addition) Having window to front elevation, radiator and built-in wardrobes with sliding doors.

EN-SUITE

Having window to front elevation, radiator, extractor, shower enclosure with mixer shower fitting, close coupled WC and vanity hand basin.



BEDROOM TWO

8' 6" x 8' 6" (2.60m x 2.60m)

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

BEDROOM THREE

9' 1" x 8' 5" (2.77m x 2.57m)

(max) Having window to rear elevation and radiator.

SHOWER ROOM

Having window to side elevation, radiator, extractor, shaver point, walk-in shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a gravelled driveway providing off-road parking leading to the:

GARAGE

18' 5" x 9' 4" (5.62m x 2.84m)

Having electric roller door, light and power. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with borders.

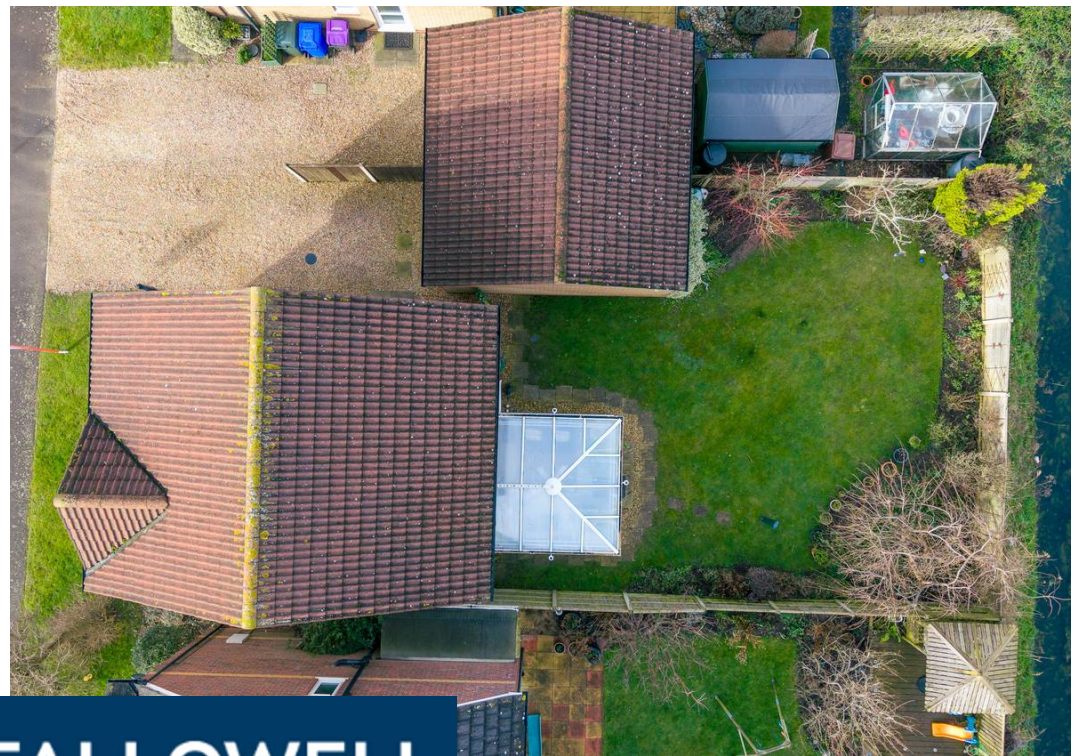
SERVICES

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.

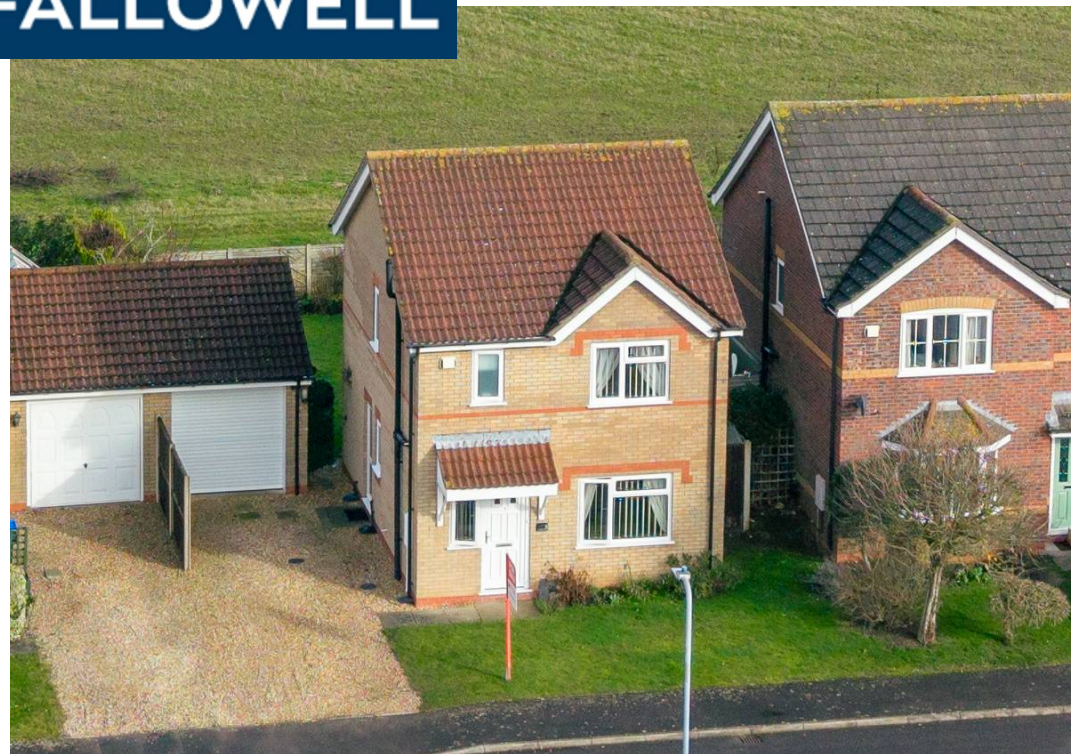
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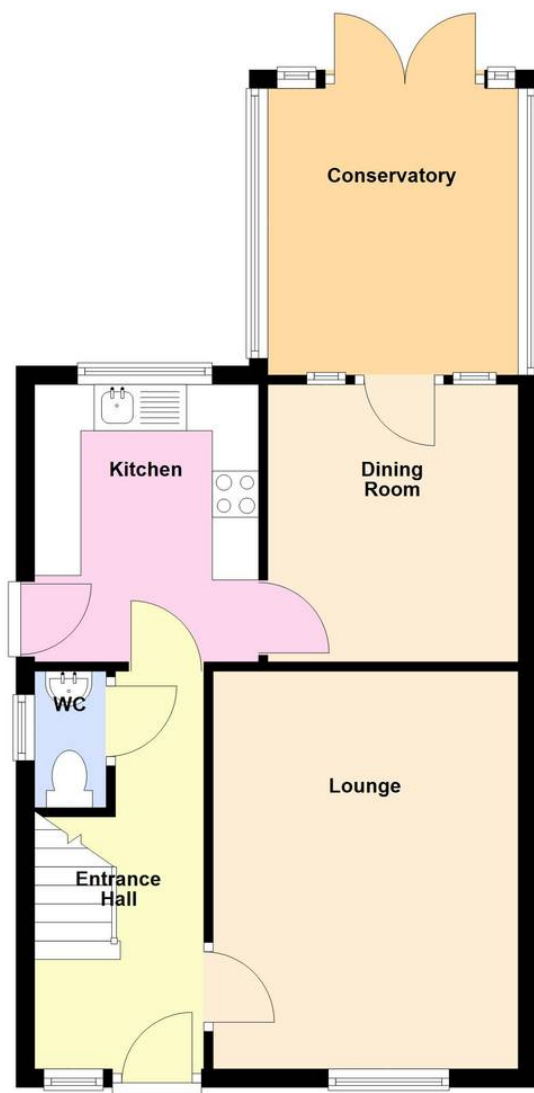




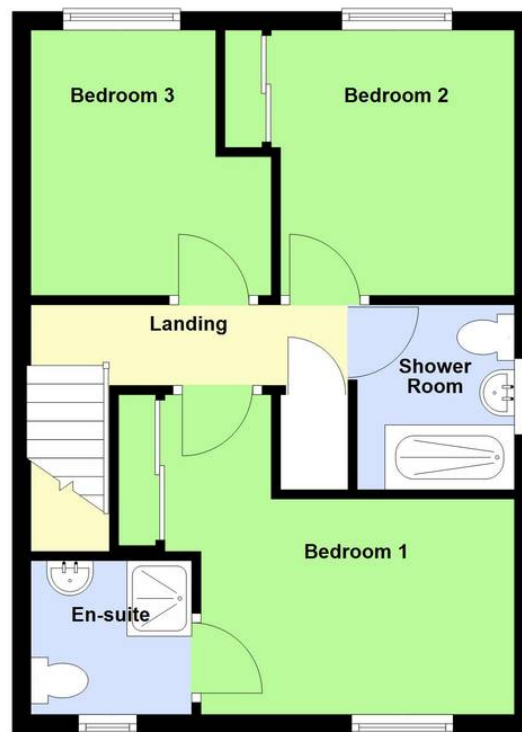
 **NEWTON FALLOWELL**



Ground Floor
Approx. 47.4 sq. metres (509.9 sq. feet)



First Floor
Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 86.7 sq. metres (933.3 sq. feet)

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