

NEWTON FALLOWELL

Plot 5, Voyage, Tytton Lane - PE21 7TD

£324,950

Plot 5, Voyage

Tytton Lane, Boston

IMPRESSIVE NEW-BUILD DETACHED HOME BY CYDEN HOMES

An exceptional opportunity to acquire a high-specification detached home on this exciting development off Tytton Lane East. Designed for modern family living, the ground floor features a welcoming entrance hall, cloakroom, dedicated study, spacious lounge, dining kitchen and separate utility room.

Upstairs, four well-proportioned bedrooms include a master bedroom with en-suite, complemented by a family bathroom.

Outside, a long block-paved driveway provides excellent off-road parking, alongside a single garage and enclosed rear garden. An air source heat pump supplies energy-efficient underfloor heating to the ground floor and radiators upstairs, completing this stylish contemporary home.

Council Tax band: TBD

Tenure: Freehold

THE JASPER

The Jasper – Always popular spacious four-bedroomed home with a study/home office – Ideal for those who work from home. With a high-specification kitchen fitted with branded appliances, a separate utility room and a further cloakroom the ground floor has everything you need for your family home. Upstairs are four generous sized bedrooms, with bedroom one offering a contemporary en-suite and a separate family bathroom.

NEWTON FALLOWELL









ACCOMMODATION

ENTRANCE HALL

CLOAKROOM
5' 10" x 2' 9" (1.77m x 0.85m)

STUDY
9' 0" x 6' 9" (2.75m x 2.05m)

LOUNGE
18' 3" x 11' 1" (5.55m x 3.38m)

DINING KITCHEN
25' 6" x 9' 0" (7.78m x 2.74m)

UTILITY
6' 9" x 5' 5" (2.05m x 1.64m)

FIRST FLOOR LANDING

MASTER BEDROOM
14' 4" x 11' 4" (4.36m x 3.45m) (max)

EN-SUITE
7' 1" x 6' 4" (2.15m x 1.92m) (max)

BEDROOM TWO
13' 3" x 10' 6" (4.03m x 3.19m) (max)

BEDROOM THREE
10' 11" x 9' 2" (3.32m x 2.79m) (max)

BEDROOM FOUR
11' 10" x 9' 0" (3.61m x 2.74m) (max)

BATHROOM
6' 9" x 5' 7" (2.06m x 1.70m)

NEWTON FALLOWELL

EXTERIOR

To the front of the property there is a long block paved driveway providing off-road parking which leads to a single garage. To the rear of the property there is an enclosed garden.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor.

KITCHENS

The contemporary kitchen features a choice of stylish cabinet, handle and laminate worktop finishes, complemented by soft-close doors and drawers and matching worktop upstands (subject to build stage). Quality appliances include a branded single oven, induction hob, built-in extractor fan and glass splashback, with an integrated dishwasher in four-bedroom homes. Further features include under-cabinet and ceiling downlighters, a choice of high-quality Johnsons floor tiles and a resin-bonded granite one-and-a-half bowl sink with drainer and stainless steel flexihose tap, with choices subject to build stage.

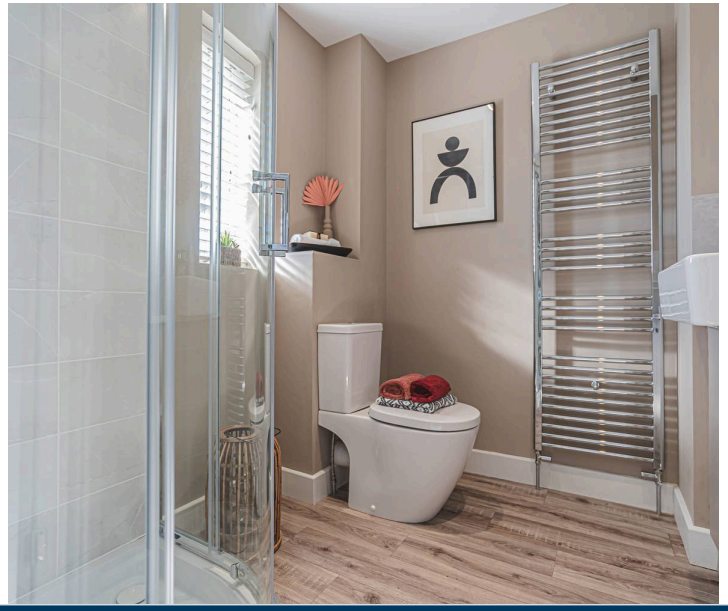






NEWTON FALLOWELL







BATHROOMS & EN-SUITES

The bathrooms feature contemporary Ideal Standard white sanitary ware, complemented by chrome taps and shower fittings and a vanity unit beneath the basin. En-suites, where applicable, include a chrome thermostatic shower valve, silver-framed shower doors and a low-step, acrylic-covered resin stone shower tray (minimum 900mm, except in the Fordite). Further features include ceiling downlighters, contemporary anthracite towel rails to bathrooms and en-suites, and chrome tile-edge trims. A choice of high-quality Johnsons ceramic wall tiles is available for bathrooms, cloakrooms and en-suites to specified areas, together with a choice of cloakroom floor tiles to match the kitchen flooring options, all subject to build stage where applicable.

GENERAL

The homes are finished to a high specification, featuring oak-veneered doors to the ground floor and five-panel painted doors upstairs, with oak stair handrails complemented by white-painted spindles and newel posts. Walls, skirting boards and architraves are finished in a contemporary colour scheme. Each property benefits from generous double power points, TV and telephone points, USB sockets in the kitchen, lounge and main bedroom, broadband cabling to a central entry point and an electronic security alarm system. Additional features include a GRP composite front door with multi-point locking, sliding wardrobes to the main bedroom in four- and five-bedroom homes (subject to build stage), and an electric vehicle charging point.

NEWTON FALLOWELL

Outside, there are block-paved driveways, generous patio areas, landscaped front gardens and rotovated rear gardens, together with an external tap. Double garages feature electronically operated full-width doors, where applicable, while single garage doors are manually operated. All homes benefit from an LABC ten-year new home warranty. Door styles and specifications may vary by house type, with further details available on plot-specific drawings.

LIFETIME LEGAL

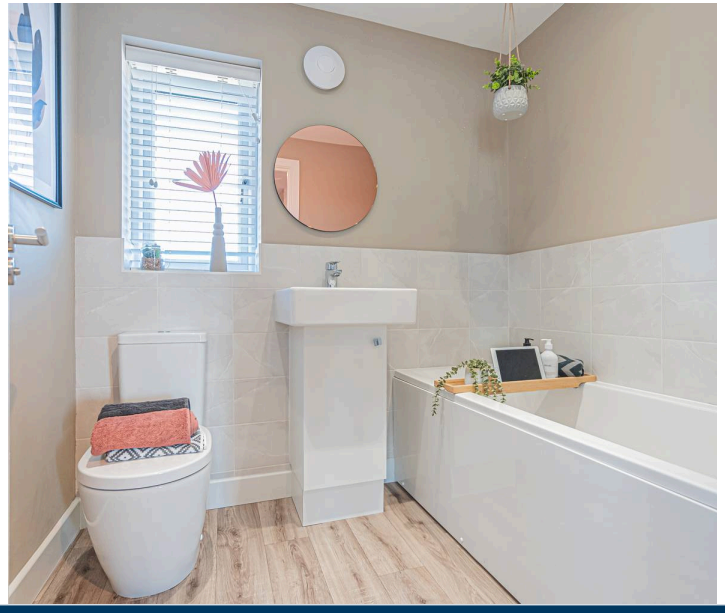
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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.

AGENT'S NOTES

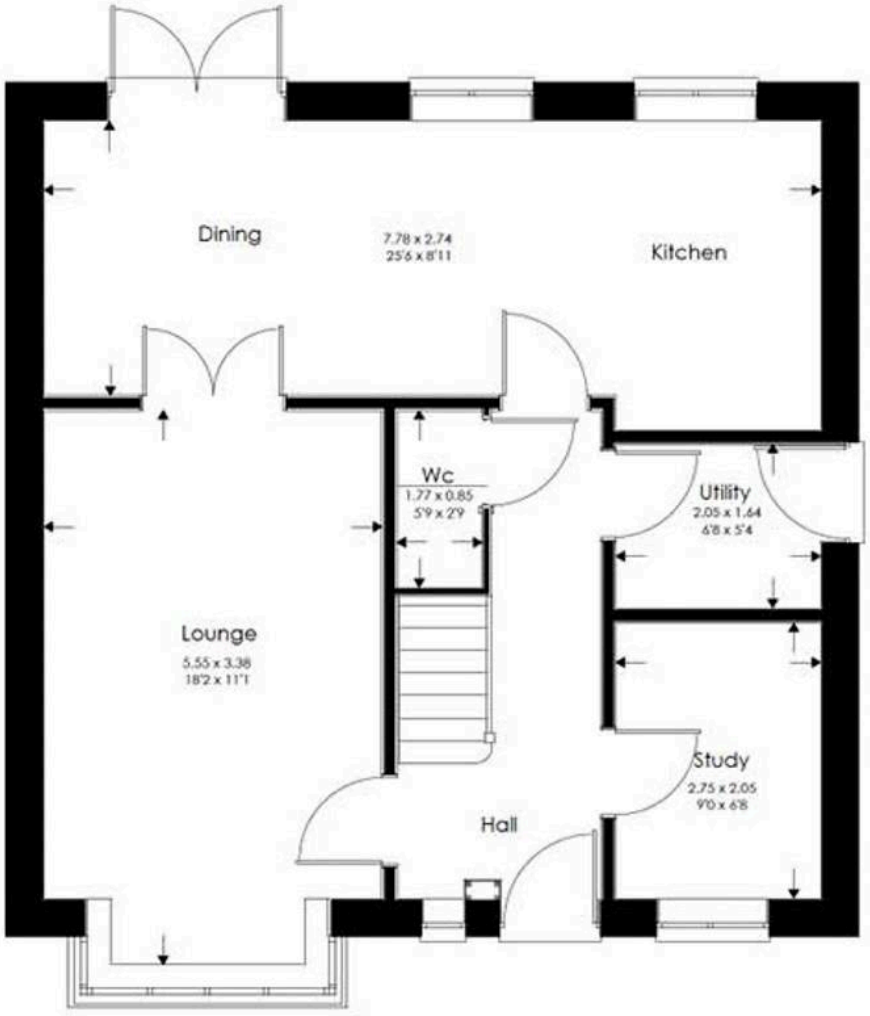
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

NEWTON FALLOWELL

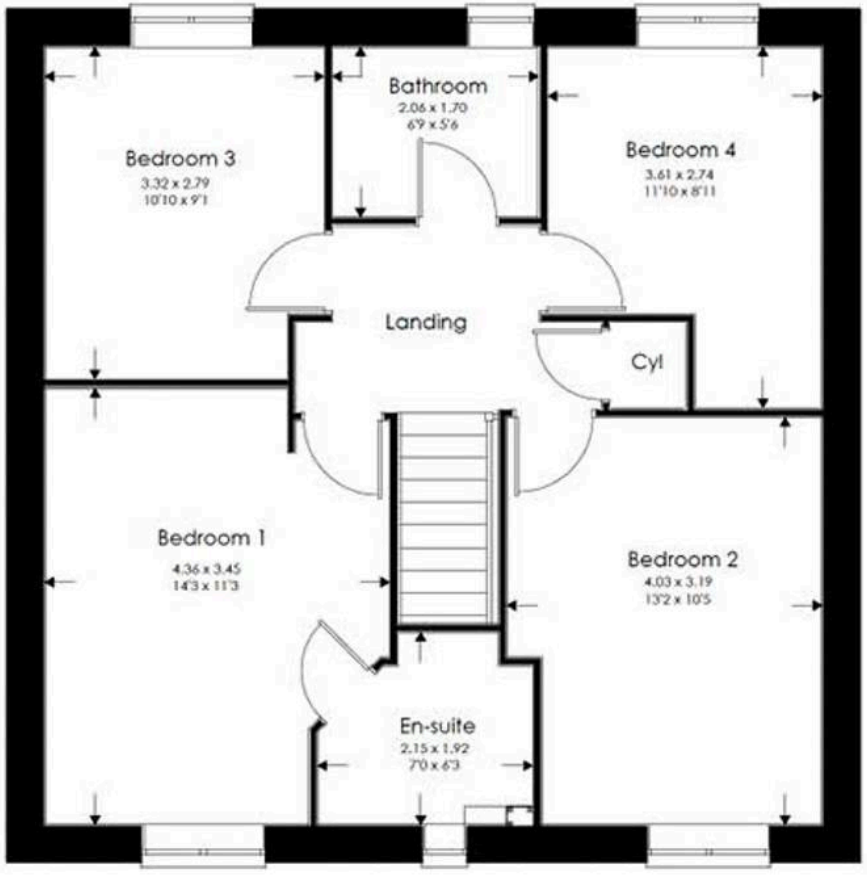








GROUND FLOOR



FIRST FLOOR

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

NEWTON FALLOWELL