



## 35 Woodside

Boston

This extended semi-detached home sits on a corner plot in a desirable position on the outskirts of town, offering spacious and versatile living throughout.

The ground floor features a welcoming entrance hall, a bright and comfortable lounge/diner and a stunning open-plan living, dining and kitchen area, perfect for modern family life and entertaining.

Upstairs, the property boasts three well-proportioned bedrooms and a stylishly re-fitted wet room.

Externally, the home continues to impress with off-road parking to the front, a garage and a private enclosed rear garden complete with a charming summerhouse, ideal for relaxing or working from home.

Additional benefits include gas central heating and double glazing, ensuring comfort and efficiency year-round.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





### ACCOMMODATION

Part glazed front entrance door with side screens through to the:

### ENTRANCE HALL

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

### LOUNGE/DINER

22' 5" x 11' 2" (6.83m x 3.40m)

(max) Having window to front elevation, coved ceiling, radiator, laminate flooring and fireplace with marble back & hearth, inset living flame style gas fire and wooden surround. Part glazed double doors through to the:

### OPEN PLAN LIVING/DINING/KITCHEN

23' 2" x 9' 1" (7.06m x 2.77m)

(opening to 5.03m x 3.70m) Having window to rear elevation, window & part glazed door to side elevation, coved ceiling, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and gas hob inset to work surface, integrated dishwasher, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards & stainless steel extractor over. Tall unit to side housing integrated electric double oven with cupboards under & over. Work surface return with cupboard under and cupboard over. Two tall units with space for upright fridge/freezer.





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### FIRST FLOOR LANDING

Having window to side elevation, coved ceiling and access to boarded loft space which is carpeted and has a radiator.

### BEDROOM ONE

11' 1" x 9' 9" (3.38m x 2.96m)

Having window to front elevation, coved ceiling and radiator.

### BEDROOM TWO

11' 2" x 9' 9" (3.40m x 2.96m)

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

### BEDROOM THREE

7' 3" x 7' 3" (2.21m x 2.21m)

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

### WET ROOM

Re-fitted and having window to rear elevation, inset ceiling spotlights, heated towel rail, extractor, mermaid board walls and waterproof flooring. Fitted with a suite comprising: walk-in shower enclosure with overhead rainfall shower & hand held shower fitting, close coupled WC and hand basin inset to vanity unit with drawers under.

### EXTERIOR

To the front of the property there is a block paved area which provides ample off-road parking leading to the:

### GARAGE

16' 1" x 9' 6" (4.90m x 2.89m)

Of sectional concrete construction and having up-and-over door, light and power. (The garage had a new fibreglass roof three years ago) Gated access to the:





### REAR GARDEN

To the side of the property there is a paved patio, summerhouse with a covered decked veranda and two garden sheds. To the rear of the property there is a lawned garden with borders and a greenhouse.

### SERVICES

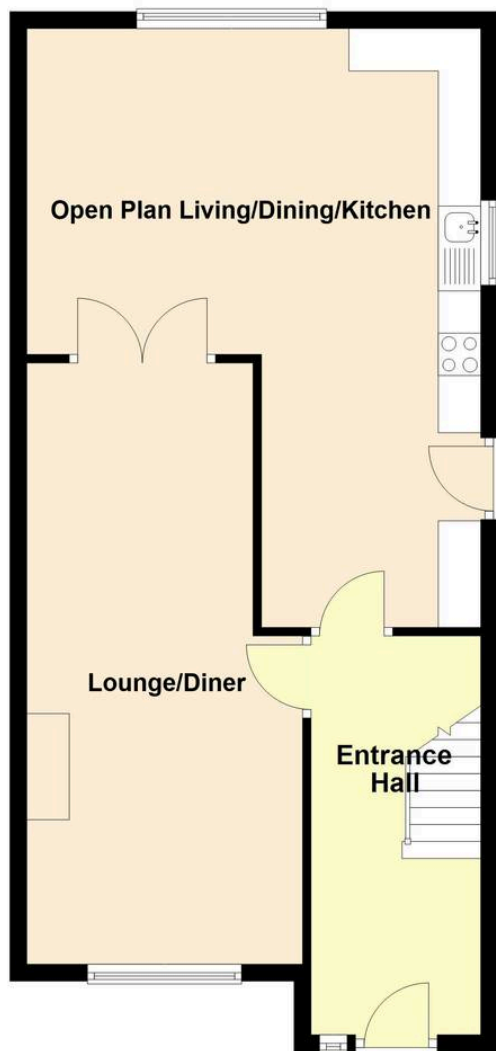
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

### 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.



**Ground Floor**  
Approx. 60.6 sq. metres (652.7 sq. feet)



**First Floor**  
Approx. 37.0 sq. metres (398.1 sq. feet)



Total area: approx. 97.6 sq. metres (1050.9 sq. feet)

**Newton Fallowell Estate Agents**

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