



26 Glen Drive

Boston

Situated in a sought-after residential location on the outskirts of town, just off Sleaford Road, this detached family home is offered for sale with **NO CHAIN**. In need of a little updating, the well-proportioned accommodation comprises an entrance hall, spacious lounge, dining room, kitchen with pantry, rear entrance and cloakroom to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside, the property enjoys a lawned front garden, a driveway providing off-road parking, a garage and an enclosed lawned rear garden, offering excellent outdoor space. Further benefits include gas central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

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

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE

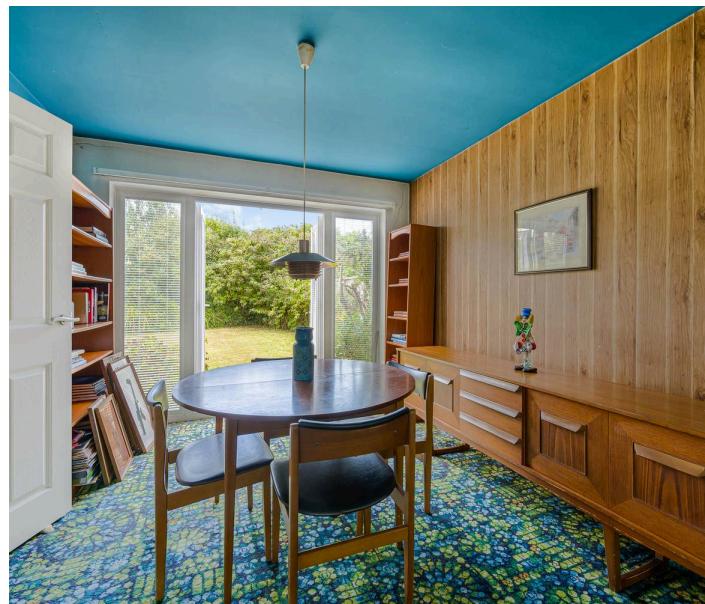
12' 5" x 11' 10" (3.78m x 3.60m)

Having window to front elevation and radiator. Open to the:

DINING ROOM

11' 8" x 9' 9" (3.56m x 2.97m)

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



KITCHEN

9' 9" x 8' 5" (2.96m x 2.57m)

Having window to rear elevation, inset ceiling spotlights, tiled walls, vinyl flooring, storage cupboard with radiator, understairs storage cupboard and pantry off. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards under, cupboards & concealed extractor over.

REAR ENTRANCE

7' 6" x 5' 11" (2.29m x 1.81m)

Having window to side elevation, window & part glazed door to rear elevation, radiator and vinyl flooring.

CLOAKROOM

Having window to side elevation, radiator, tiled walls & floor, low level WC and wall mounted hand basin.



NEWTON FALLOWELL



FIRST FLOOR LANDING

Having window to side elevation, radiator and access to roof space.

BEDROOM ONE

12' 9" x 11' 0" (3.88m x 3.35m)

Having window to front elevation and radiator.

BEDROOM TWO

11' 0" x 10' 11" (3.36m x 3.33m)

Having window to rear elevation, radiator and built-in airing cupboard with radiator.

BEDROOM THREE

9' 0" x 7' 5" (2.74m x 2.27m)

(max) Having window to front elevation and radiator.

BATHROOM

Having window to rear elevation, radiator, heated towel rail, tiled walls & floor, shaped bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**

EXTERIOR

To the front of the property there is a shaped lawn. A driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door, light, power and gas fired combination boiler providing for both domestic hot water & heating.

REAR GARDEN

Being enclosed and majority laid to lawn with borders.

SERVICES

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

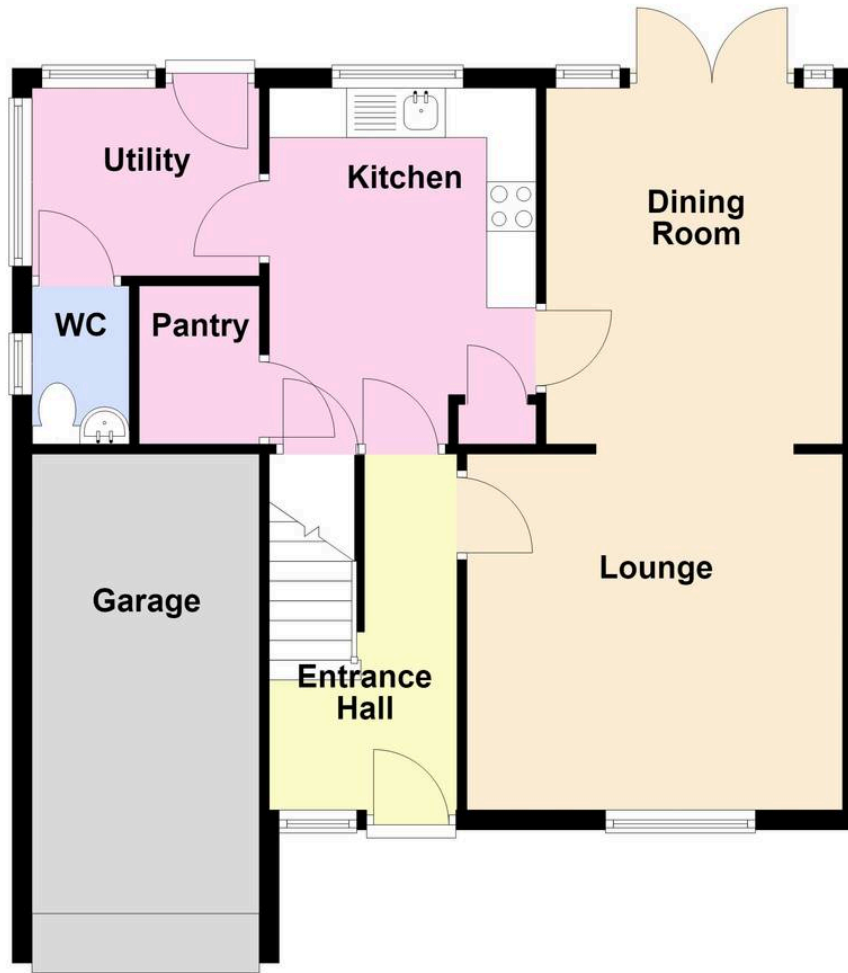
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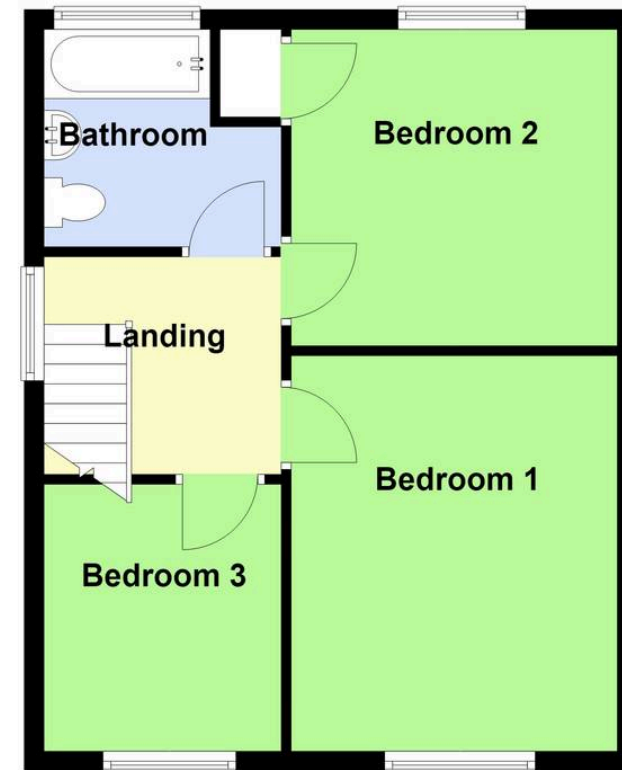
Ground Floor

Approx. 63.0 sq. metres (677.7 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 105.3 sq. metres (1133.4 sq. feet)

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