



## 3 Kings Avenue

Boston

A detached home situated in a popular residential location on the outskirts of town and offered for sale with no onward chain.

The accommodation briefly comprises an entrance hall, lounge, additional sitting room, dining kitchen, cloakroom and a bright garden room overlooking the rear garden. To the first floor are three bedrooms and a modern wet room.

Outside, the property benefits from a low-maintenance front garden, a driveway providing off-road parking and a garage. To the rear there is an enclosed, landscaped garden, ideal for relaxing or entertaining.

Further features include gas central heating and double glazing throughout. Early viewing is recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





## ACCOMMODATION

Glazed front entrance door through to the:

### ENTRANCE HALL

Having window to side elevation, coved ceiling, radiator, dado rail, understairs storage cupboard and staircase rising to first floor.

### LOUNGE

12' 1" x 11' 3" (3.68m x 3.42m)  
(max) Having bay window to front elevation, coved ceiling, radiator, wall light points and brick-built fireplace with inset gas fire, plinth to one side, arched display recess with shelves to other side.

### SITTING ROOM

15' 6" x 9' 9" (4.72m x 2.97m)  
Having sliding doors to garden room, coved ceiling, radiator, dado rail, wall light points and brick-built fireplace with inset gas fire & plinth to side with shelves under.

### BREAKFAST KITCHEN

21' 6" x 6' 11" (6.55m x 2.10m)  
(max) Having window & part glazed door to side elevation, sliding doors to rear elevation, coved ceiling and two radiators. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & drawers under, cupboards over, space for gas cooker to side. Work surface return with space & plumbing for automatic washing machine & slimline dishwasher under, cupboards over.





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### CLOAKROOM

Having window to rear elevation and close coupled WC.

### GARDEN ROOM

12' 0" x 8' 6" (3.66m x 2.58m)

Having windows to side & rear elevations, part glazed door to rear elevation, fitted work surfaces with cupboards under.

### FIRST FLOOR LANDING

Having window to front elevation, coved ceiling and access to roof space.

### BEDROOM ONE

12' 3" x 11' 10" (3.74m x 3.61m)

Having bay window to front elevation, coved ceiling and radiator.

### BEDROOM TWO

12' 2" x 9' 9" (3.72m x 2.97m)

Having window to rear elevation, coved ceiling, radiator and built-in double cupboard.

### BEDROOM THREE

8' 11" x 7' 2" (2.72m x 2.19m)

(max) Having window to rear elevation, coved ceiling, radiator and built-in cupboard.

### WET ROOM

Having window to side elevation, coved ceiling, heated towel rail, tiled walls, waterproof flooring, extractor, airing cupboard with shelving and housing the gas fired combination boiler providing for both domestic hot water & heating, mixer shower fitting, close coupled WC and pedestal hand basin.





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## EXTERIOR

To the front of the property there is an artificial grass area with a raised border. A block-paved driveway provides off-road parking leading to the:

## GARAGE

21' 11" x 8' 7" (6.68m x 2.61m)

Having up-and-over door, two windows to side, part glazed door to rear, light and power.

## REAR GARDEN

Being enclosed with side access. Landscaped and having a paved patio, artificial lawn areas, paved footpaths, raised borders, fish pond, further paved patio with pergola over, outside tap and outside power point.

## 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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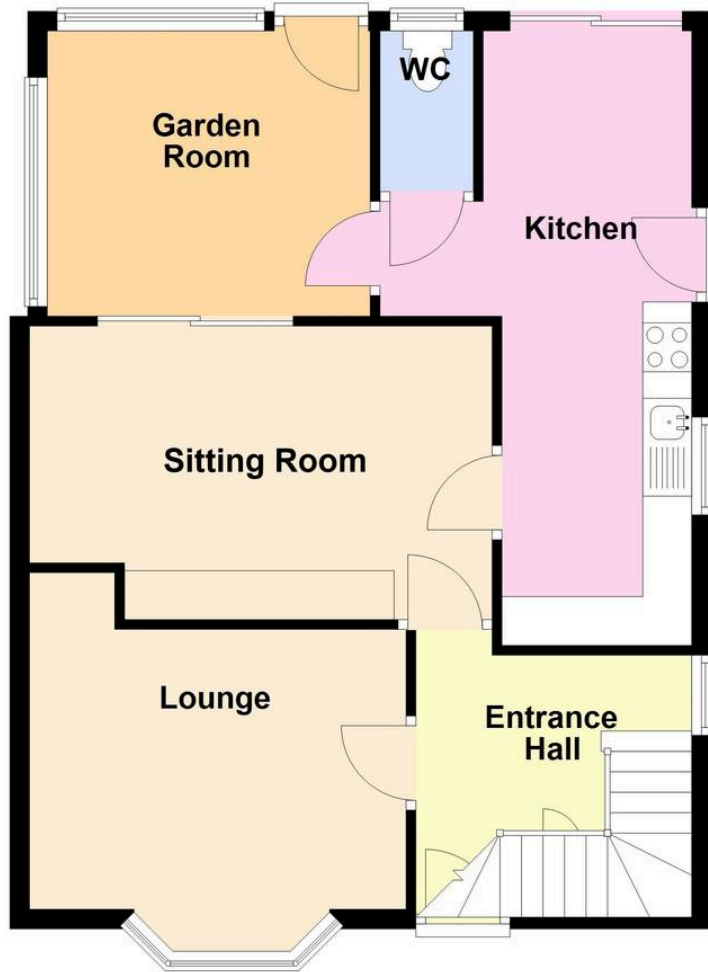
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**Ground Floor**

Approx. 69.5 sq. metres (747.9 sq. feet)



**First Floor**

Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 115.2 sq. metres (1239.5 sq. feet)

**Newton Fallowell Estate Agents**

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