



18 Freiston Road

Boston

Charming Victorian Detached Home Close to Boston Town Centre

Built in 1871, this delightful detached property seamlessly blends period character with modern comfort. Ideally situated within walking distance of Boston town centre, it offers both convenience and a sense of timeless charm.

The ground floor features a welcoming entrance hall, a spacious lounge with plenty of natural light, a separate dining room and a well-appointed breakfast kitchen, perfect for family meals and entertaining. A useful utility room and a contemporary shower room complete the downstairs accommodation.

Upstairs, you'll find three generously sized bedrooms, a versatile study and a family bathroom.

Outside, the property boasts off-road parking to the front, a garage to the side, and a good-sized enclosed rear garden, ideal for relaxing or hosting gatherings in a private setting.

Additional benefits include gas central heating and double glazing throughout.

This beautiful home offers a rare opportunity to own a piece of Boston's history, perfectly located and full of potential.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE

15' 7" x 14' 1" (4.74m x 4.29m)

Having bay window to front elevation, coved ceiling, radiator, laminate flooring and fireplace with tiled back & hearth, inset gas fire and wooden surround.

DINING ROOM

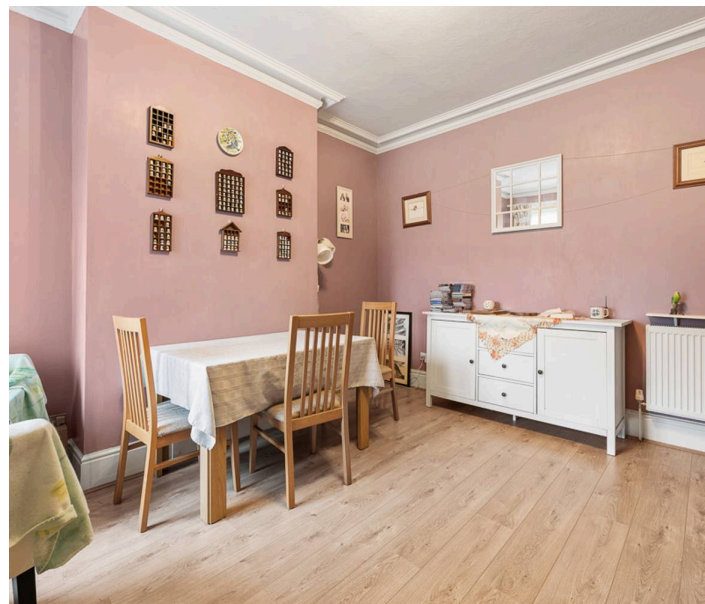
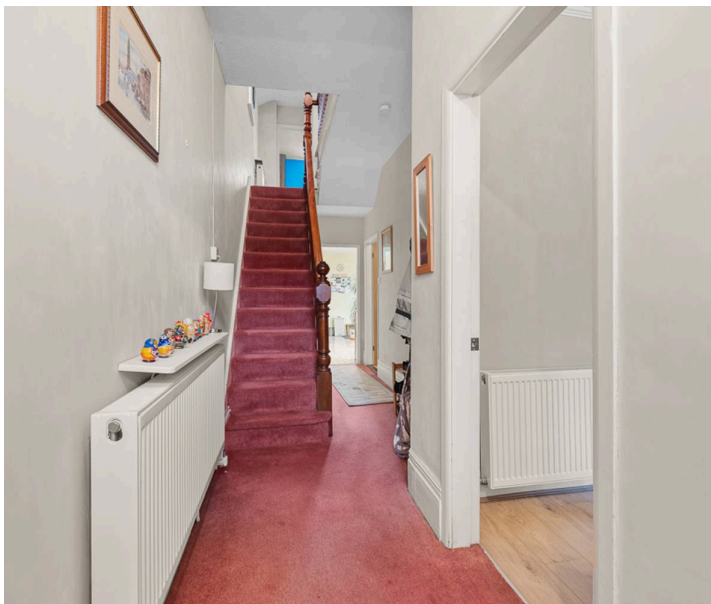
13' 11" x 12' 0" (4.23m x 3.66m)

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

BREAKFAST KITCHEN

16' 4" x 12' 2" (4.97m x 3.70m)

Having two windows & part glazed door to side elevation, tiled floor, understairs storage cupboard and cupboard housing gas fired combination boiler (installed 2020) providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space for fridge & freezer under, cupboard over. Work surface return with space for gas cooker, cupboard, drawer & tray recess under. Further work surface with cupboards & appliance space under, cupboards over.



UTILITY

11' 1" x 7' 8" (3.39m x 2.34m)

Having two windows to side elevation, radiator, tiled floor, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine under.

SHOWER ROOM

Having two windows to side elevation, heated towel rail, tiled floor, extractor, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





FIRST FLOOR LANDING

Having two windows to side elevation, radiator, smoke alarm, access to roof space and built-in storage cupboard.

BEDROOM ONE

14' 1" x 11' 0" (4.29m x 3.36m)

Having window to front elevation, radiator and fitted wardrobes to both alcoves.

BEDROOM TWO

13' 11" x 12' 1" (4.23m x 3.69m)

Having window to rear elevation and radiator.

BEDROOM THREE

12' 1" x 9' 7" (3.68m x 2.92m)

Having window to rear elevation and radiator.

STUDY

10' 1" x 5' 0" (3.08m x 1.52m)

Having window to front elevation and radiator.

BATHROOM

Having window to side elevation, heated towel rail, built-in cupboard, access to roof space, panelled bath with mixer shower fitting over, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**



EXTERIOR

To the front of the property there is off-road parking.

GARAGE

Accessed to the side of the property and having an up-and-over door.

REAR GARDEN

A large rear garden being enclosed and having side access. Having a shaped lawn, paved area & footpaths, vegetable plot and greenhouse.

THE PLOT

The property occupies a plot of approximately 0.13 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler (installed 2020) 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.

AGENT'S NOTES

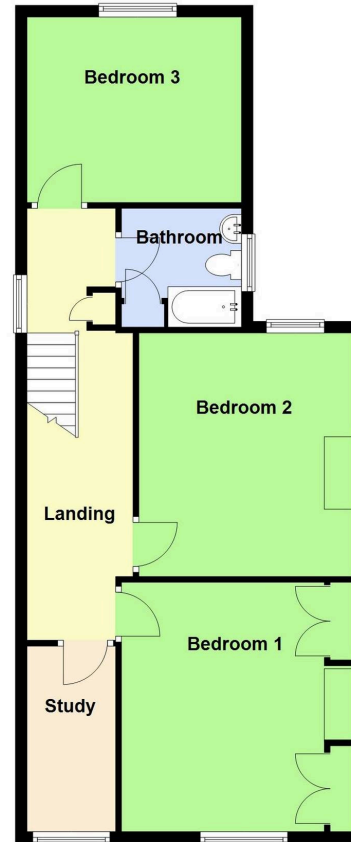
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Ground Floor
Approx. 81.8 sq. metres (880.6 sq. feet)



First Floor
Approx. 68.8 sq. metres (741.1 sq. feet)



Total area: approx. 150.7 sq. metres (1621.7 sq. feet)

Newton Fallowell Estate Agents

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