



88 Kingsway, Fishtoft, Boston, PE21 0AR

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Freehold

Offers in excess of £280,000



## Key Features

- Detached house
- Three bedrooms
- Dining kitchen with family room
- Utility & cloakroom
- Bathroom with separate shower
- Driveway & garage
- Enclosed rear garden
- EPC rating C





An extended and much improved detached house in a sought after location on the outskirts of town which must be viewed to fully appreciate the stylish accommodation and attention to detail throughout. Well presented and having an entrance hall, cloakroom, lounge, dining kitchen opening to a family room with bi-fold doors to the garden and utility to ground floor. Three bedrooms and bathroom with separate shower to first floor. Outside the property has a front garden, a driveway providing ample off-road parking and an attractive enclosed rear garden. The property benefits from gas central heating and double glazing.



#### ACCOMMODATION

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

#### ENTRANCE HALL

Having radiator, oak effect flooring and staircase rising to first floor.

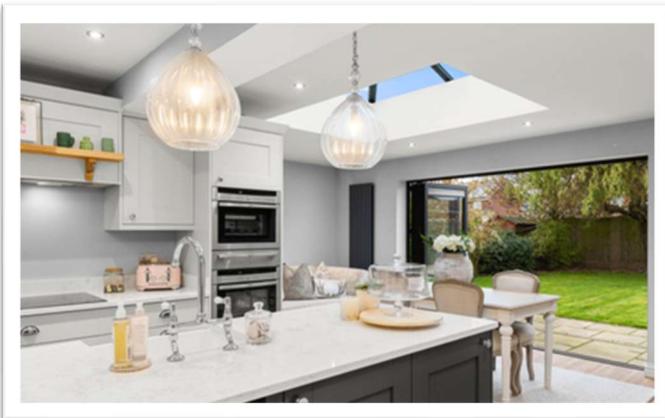
#### CLOAKROOM

Having radiator, dado rail, oak effect flooring, extractor, close coupled WC and pedestal hand basin.

#### LOUNGE

6.43m x 3.51m (21'1" x 11'6")

Having window to front elevation, coved ceiling, radiator, fireplace recess with beam over and bespoke fitted unit with space for television, cupboards under & shelving over.



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## OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Forming two areas comprising:

### DINING KITCHEN

4.27m x 4.09m (14'0" x 13'5")

Having inset ceiling spotlights, vertical radiator, oak effect flooring and understairs cupboard housing gas fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: Neff electric induction hob inset to work surface, drawers under, cupboards & concealed cooker hood over, tall unit to side housing integrated electric Neff double oven with drawer under & cupboard over. Further work surface with inset belfast style sink with mixer tap, cupboards & integrated dishwasher under, breakfast bar to side. Recess for american style fridge/freezer with cupboards to either side and cupboard over. Flowing through to the:

### FAMILY ROOM

5.49m x 2.87m (18'0" x 9'5")

Having bi-fold doors to rear elevation & garden, inset ceiling spotlights & large rooflight, two vertical radiators, continuation of oak effect flooring and door to large storage cupboard.

### UTILITY

2.95m x 2.29m (9'8" x 7'6")

Having glazed door to rear elevation, inset ceiling spotlights, wall mounted heater, oak effect flooring and service door to garage. Work surface with inset belfast style sink with mixer tap, cupboard, space & plumbing for automatic washing machine & tumble dryer under, larder style units to both sides.





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### FIRST FLOOR LANDING

Having door to large storage area.

### BEDROOM ONE

3.61m x 3.48m (11'10" x 11'5")

Having window to front elevation, radiator, door to eaves storage and bespoke range of built-in wardrobes & drawers to one wall.

### BEDROOM TWO

3.63m x 2.82m (11'11" x 9'4")

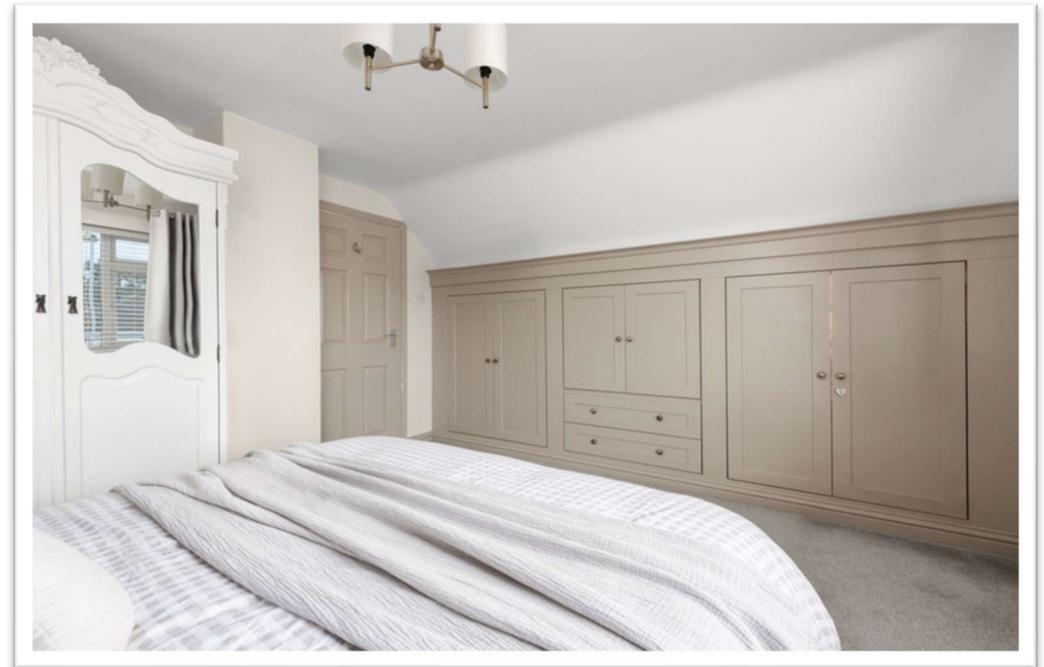
Having window to rear elevation, radiator and door to eaves storage.

### BEDROOM THREE

2.46m x 2.13m (8'1" x 7'0")

Having dormer style window to rear elevation, radiator and built-in cupboard.

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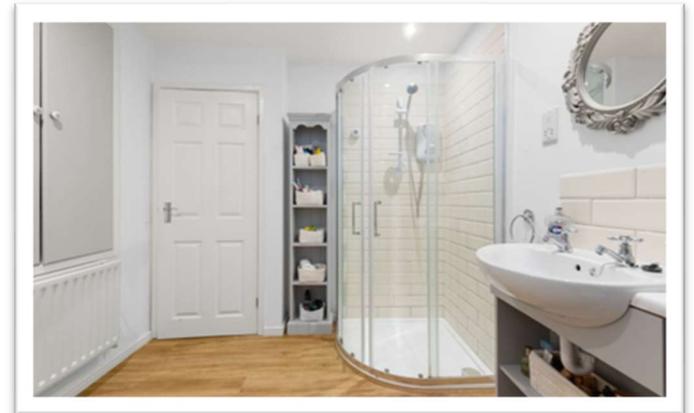
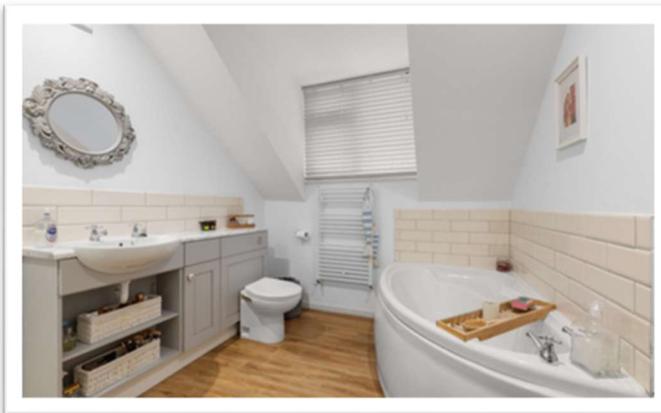


## BATHROOM

3.20m x 2.44m (10'6" x 8'0")

Having dormer style window to front elevation, radiator, heated towel rail, oak effect flooring, tiled splashbacks, built-in cupboard, extractor and shaver point. Fitted with a suite comprising: corner panelled bath, fully tiled shower enclosure with electric shower fitting, hand basin inset to vanity unit with shelving & cupboard under and WC with concealed cistern.

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### EXTERIOR

To the front of the property there is a lawned garden with a gravelled area and a block paved driveway which provides off-road parking leading to the:

### GARAGE

Having up-and-over door, light and power.

### REAR GARDEN

Being enclosed and having a large paved patio, decked area and lawned area with borders.

### SERVICES

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

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### LIFETIME LEGAL

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## Floorplan



Total area: approx. 142.9 sq. metres (1538.3 sq. feet)



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### AGENT'S NOTES

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