



13 Rochford Crescent

Boston

This immaculately presented semi-detached home combines contemporary styling with excellent versatility in a highly popular location. Featuring a welcoming entrance hall, cloakroom, stylish lounge with media wall and a stunning open-plan kitchen, dining and garden room, the property is perfectly designed for modern living. The fitted kitchen opens into the dining area with bespoke alcove storage, while French doors from the garden room create a seamless connection to the rear garden. Outside, there is off-road parking, an enclosed lawned garden and the added bonus of both a timber home office and a separate garden room/gym, ideal for remote working, fitness or entertaining. Benefitting from gas central heating and double glazing, this is a home that offers style, comfort and flexibility in equal measure.

Council Tax band: B

Tenure: Freehold





ACCOMMODATION

Part glazed entrance door with side screen through to the:

ENTRANCE HALL

Having radiator, luxury vinyl tile flooring, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM

Having window to side elevation, tiled floor, tiled splashbacks, close coupled WC and vanity hand basin.

LOUNGE

13' 9" x 11' 0" (4.20m x 3.35m)

Having bay window to front elevation, radiator and feature media wall with tiled hearth, oak mantle and inset electric wood burner effect fire.



OPEN PLAN KITCHEN/DINING/GARDEN ROOM

Forming areas comprising:

KITCHEN AREA

15' 5" x 15' 8" (4.70m x 4.77m)

(max including dining area) Having windows to side & rear elevations, inset ceiling spotlights and luxury vinyl tile flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: Stainless steel sink with mixer tap inset to work surface, cupboards under. Work surface return with inset gas hob, integrated electric oven, integrated dishwasher, integrated washer/dryer, cupboards & drawers under. Tall unit to side housing gas fired combination boiler providing for both domestic hot water & heating. The kitchen also features a water softener. Opening to the:

DINING AREA

Having coved ceiling, vertical radiator, luxury vinyl tile flooring, cupboards built into alcoves and opening to the:

GARDEN ROOM

12' 2" x 9' 11" (3.70m x 3.03m)

Having window to side elevation, french doors & windows to rear elevation, inset ceiling spotlights, vertical radiator, luxury vinyl tile flooring and oak topped drawers with double cupboard to one side.





 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to side elevation and access to roof space.

BEDROOM ONE

12' 0" x 9' 1" (3.67m x 2.78m)

(wardrobes in addition) Having window to front elevation, radiator and fitted wardrobes to one wall with sliding doors and incorporating dressing table.



BEDROOM TWO

12' 0" x 9' 2" (3.65m x 2.80m)

Having window to rear elevation, radiator and built-in double wardrobe.

BEDROOM THREE

7' 9" x 7' 7" (2.36m x 2.31m)

Having window to front elevation and radiator.

SHOWER ROOM

Having window to front elevation, heated towel rail, extractor and wood effect flooring. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and vanity hand basin with cupboard under.



NEWTON FALLOWELL



EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking. Gated access to the:

REAR GARDEN

Being enclosed and having a decked patio area, gravelled areas, lawned garden and pond. To the side of the property there is a gravelled area with a plastic garden shed and the garden also features a Belfast style sink with both hot & cold taps.

TIMBER OFFICE

7' 6" x 5' 5" (2.29m x 1.64m)

Insulated and having a glazed door, two windows, light & power. To the side of the office there is a covered decked seating area.

GARDEN ROOM/GYM

17' 5" x 11' 8" (5.30m x 3.55m)

(storage area in addition) With light & power.

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 B.



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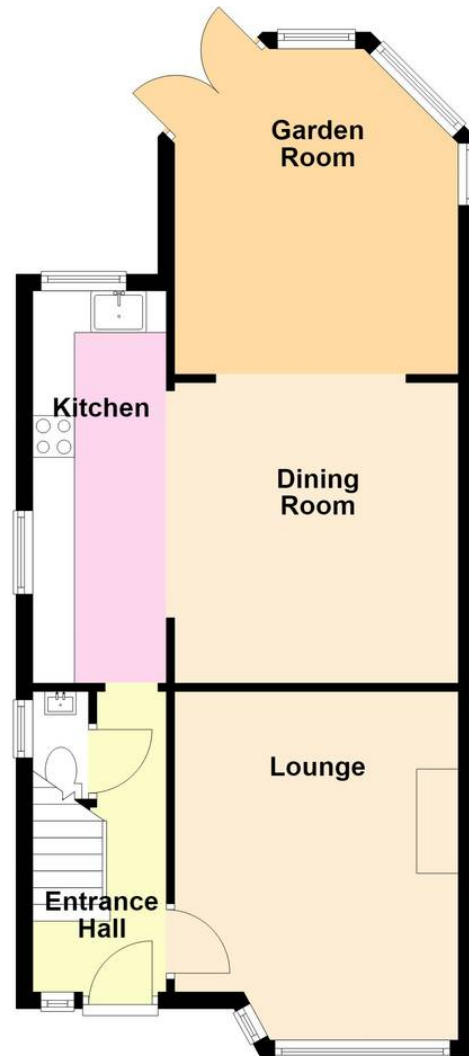
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Ground Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 90.0 sq. metres (969.2 sq. feet)

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