



48 Acacia Way

Boston

A well-positioned semi-detached bungalow offering versatile accommodation together with off-road parking to the front and an attractive enclosed rear garden. Close to Staniland Academy, a co-op, park and bus-stop. NO CHAIN

Situated in a popular residential location, newly decorated and having new quality carpets, the property comprises a porch, entrance hall, lounge, kitchen, two bedrooms, bathroom and conservatory. The former garage has been thoughtfully converted to provide a utility room and an additional bedroom with a conservatory off, creating useful flexible space accessed independently from the main house. Outside, there is a brand new block paved driveway which was completed in September 2026, providing off-road parking. There is also a good-sized, enclosed rear garden with a luxury Hopton summerhouse and two newly erected sheds. The property benefits from an energy efficient Atag gas boiler which is under warranty and double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed side entrance door to the:

PORCH

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and having further part glazed door through to the:

ENTRANCE HALL

Having coved ceiling and cupboard housing gas fired combination boiler providing for both domestic hot water & heating. Double doors to the:

LOUNGE

16' 10" x 10' 8" (5.13m x 3.25m)

Having window to front elevation, coved ceiling, radiator and feature electric fireplace.



KITCHEN

9' 1" x 8' 8" (2.77m x 2.65m)

Having window to front elevation, coved ceiling, radiator and wood effect flooring. 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 under. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, extractor over, space for upright fridge/freezer to side. Further work surface with cupboards & space for dishwasher under, cupboards over.



NEWTON FALLOWELL



BEDROOM ONE

13' 5" x 10' 4" (4.09m x 3.16m)

Having french doors to rear elevation & conservatory, coved ceiling, radiator and fitted wardrobe.

BEDROOM TWO

10' 1" x 8' 11" (3.07m x 2.72m)

Having glazed door with side screens to rear elevation & conservatory, coved ceiling, radiator and fitted wardrobe.

CONSERVATORY

18' 10" x 7' 11" (5.75m x 2.41m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear garden, wall light points and feature electric fireplace.

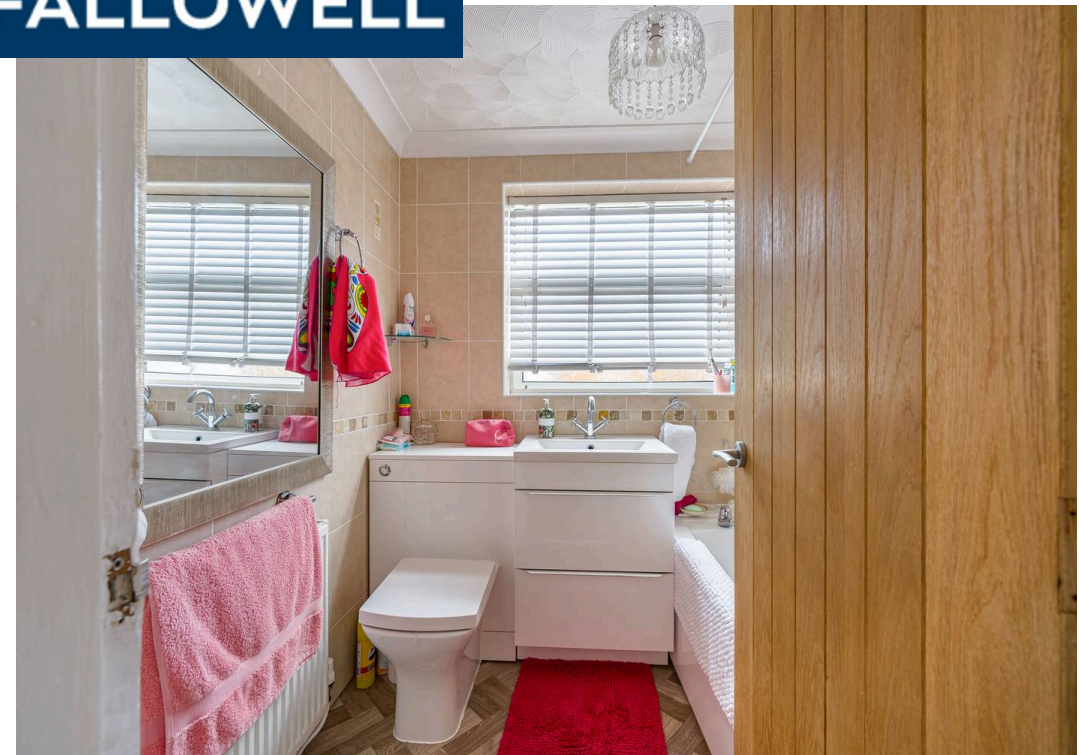
BATHROOM

Having window to side elevation, coved ceiling, radiator, wood effect flooring, tiled walls, panelled bath with electric shower fitting over, WC with concealed cistern and hand basin inset to vanity unit with drawers under.





 **NEWTON FALLOWELL**





EXTERIOR

To the front of the property there is a shaped artificial grass lawn with gravelled borders and a block paved driveway which provides off-road parking. Gated access leads to the side of the property to the entrance porch. Sliding doors lead to the:

UTILITY

7' 9" x 4' 7" (2.37m x 1.39m)

With tile effect flooring, work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over. Door to:

BEDROOM THREE

11' 2" x 7' 9" (3.41m x 2.37m)

Having coved ceiling and sliding doors to the:

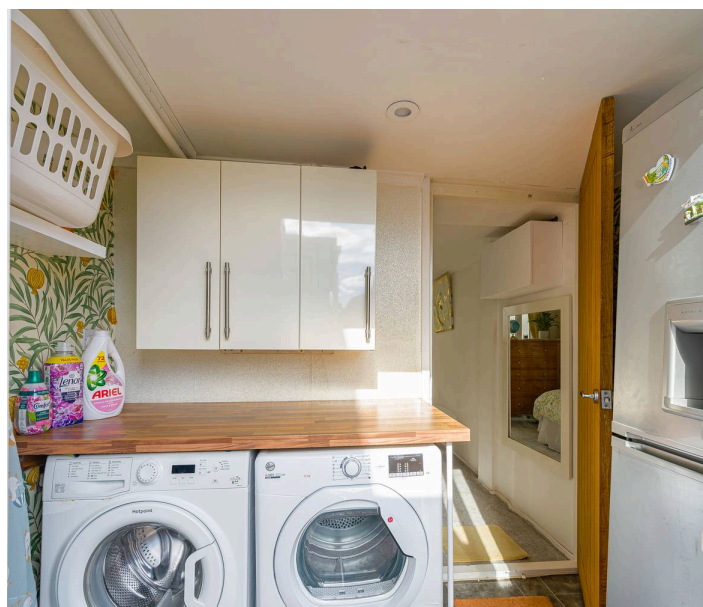
CONSERVATORY

7' 6" x 5' 9" (2.29m x 1.75m)

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and part glazed door to rear garden.

REAR GARDEN

A good size enclosed rear garden with space for caravan storage to the side. Laid to lawn with a paved patio, block paved footpath, further paved seating area, established borders, various trees including fig, pear and apple. A gravelled footpath leads to a gravelled area to the far rear with a luxury Hopton summerhouse and two newly erected sheds.





SERVICES

The property has mains gas, electricity, water & 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.

LIFETIME LEGAL

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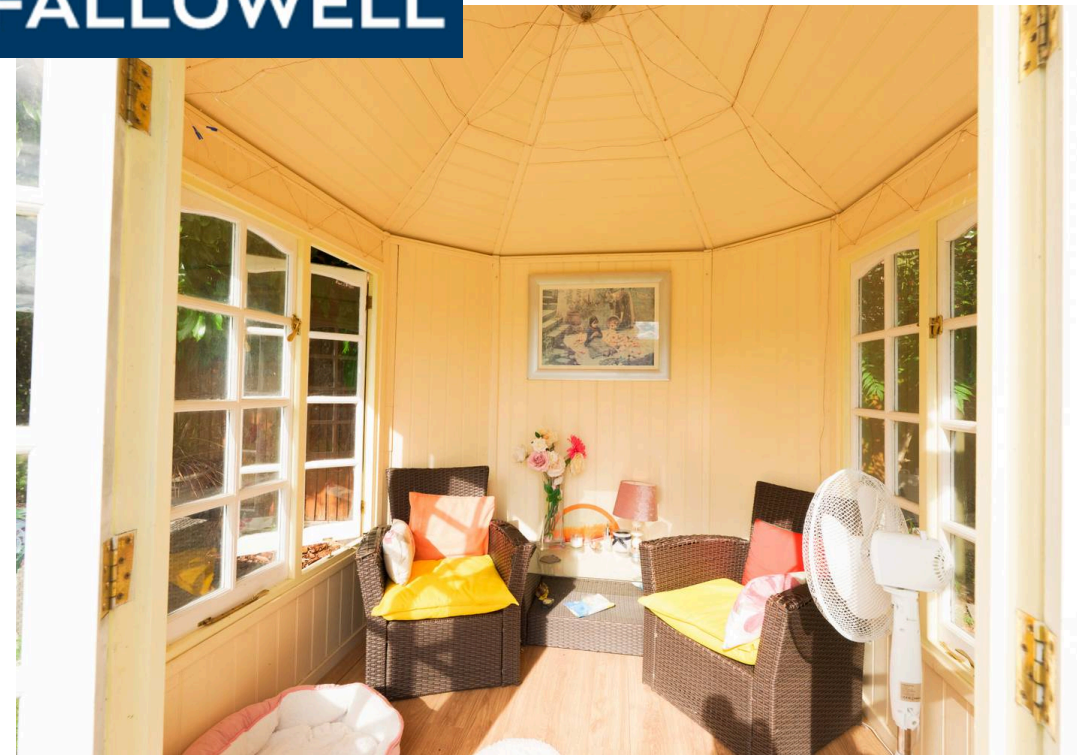
AGENT'S NOTES

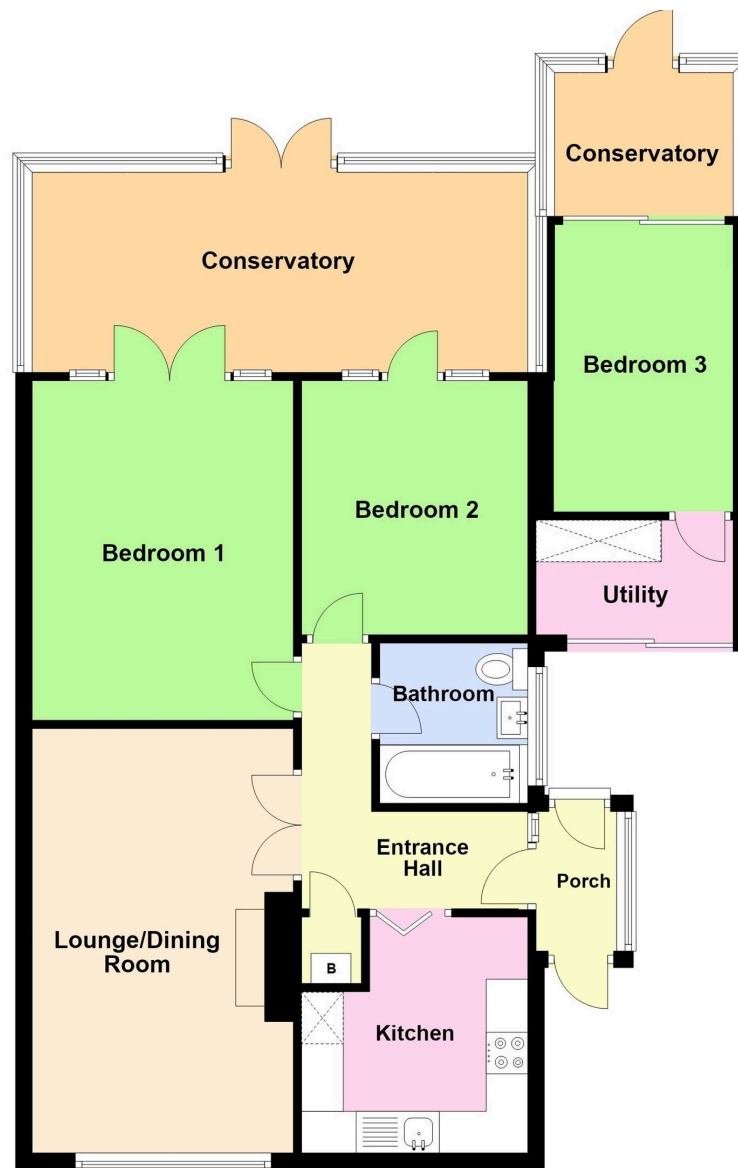
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 **NEWTON FALLOWELL**





Total area: approx. 87.7 sq. metres (943.5 sq. feet)

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