



 **NEWTON**
FALLOWELL

128 Sleaford Road, Boston – PE21 7PE
£300,000

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Boston

This impressive four-bedroom detached house presents an exceptional opportunity for families seeking spacious, versatile living in a sought-after residential location. On a good size corner plot and much improved but retaining many original features.

Upon entering, you are welcomed by a generous entrance hall with a cloakroom off. There is a well-proportioned lounge, ideal for relaxing or entertaining guests and the fitted kitchen has a pantry off and has been designed with ample storage & work surfaces providing a practical yet stylish environment for family meals or dinner parties. A separate dining room offers further space for formal dining or flexible use as a playroom or study, depending on your needs. The property also has a rear hall and a convenient utility room adding to the practicality of the ground floor layout.

Upstairs, the property features four well-sized bedrooms, each offering comfortable accommodation and plenty of natural light and a family bathroom.

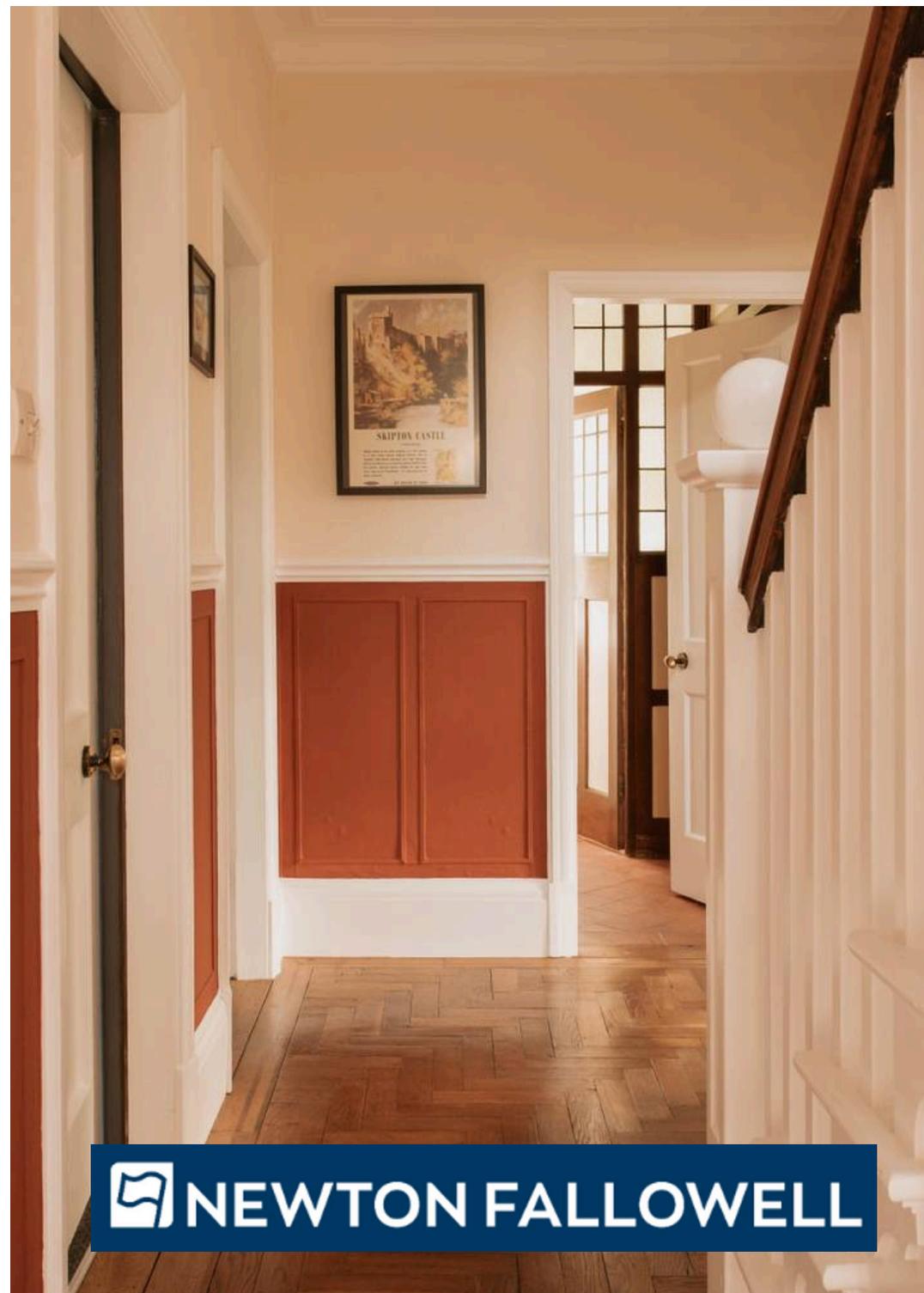
Outside the property stands in established lawned gardens with a driveway providing off-road parking and a detached garage. Throughout the home there is a welcoming atmosphere, with triple glazing and efficient gas central heating ensuring year-round comfort.

The property is presented in excellent condition, ready for immediate occupation and is ideally suited to growing families or those requiring additional space for home working. With its flexible layout, high standard of finish, and thoughtful design, this detached house offers a superb balance of comfort, functionality, and style. Located within easy reach of local amenities, reputable schools and excellent transport links, it provides the perfect base for both daily life and longer-term aspirations.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



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ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

Having window to rear elevation, coved ceiling, radiator, parquet flooring, wood panelling effect to dado height, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM

5' 10" x 4' 0" (1.78m x 1.22m)

Having quarry tiled floor, coat hooks, wall mounted cupboards and part glazed door with windows to either side to the:

WC

Having window to side elevation, quarry tiled floor, high level WC and pedestal hand basin.

LOUNGE

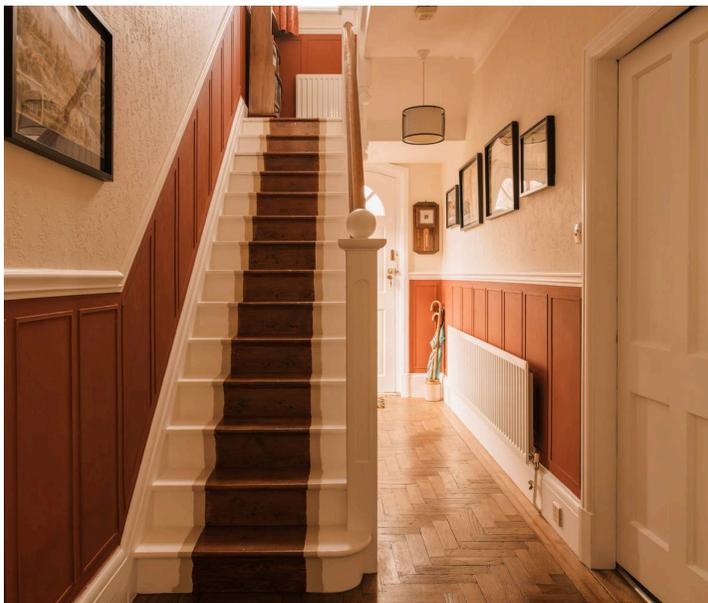
16' 0" x 14' 1" (4.88m x 4.28m)

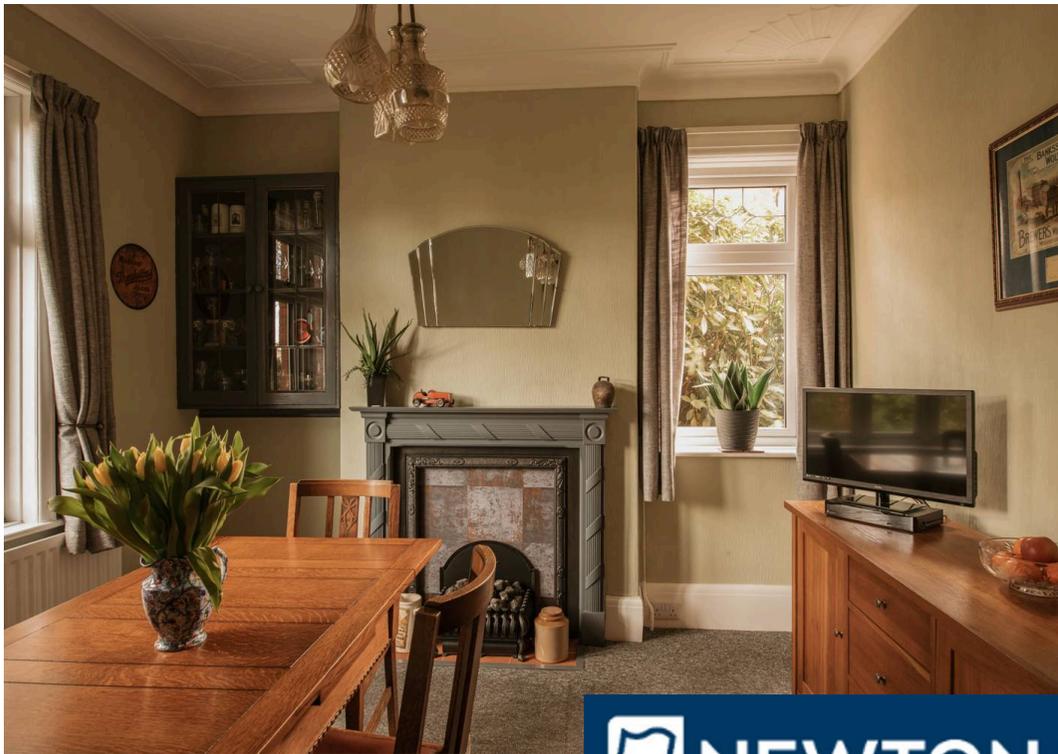
(max into bay) Having bay window to front elevation, coved ceiling, radiator and fireplace with cast iron insert, inset living flame style gas fire and wooden surround.

DINING ROOM

12' 0" x 10' 11" (3.65m x 3.33m)

Having windows to front & side elevations, coved ceiling, radiator and fireplace with tiled hearth and wooden surround.





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KITCHEN

11' 1" x 10' 2" (3.38m x 3.11m)

Having windows to side & rear elevations, radiator, tile effect flooring, part tiled walls and pantry off with window to side elevation, tiled floor, shelving, cupboard and storage drawers. The kitchen is fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and gas hob inset to work surface, cupboards & drawers under, cupboards over. Work surface return with cupboards, drawers integrated fridge & freezer under, cupboards over and tall unit to side housing integrated electric double oven with cupboards under & over.

REAR ENTRANCE LOBBY

Having part glazed door to rear elevation and further door to the:

UTILITY

7' 6" x 4' 5" (2.29m x 1.35m)

Having window to rear elevation, work surface with space for fridge under, space & plumbing for automatic washing machine and gas fired boiler providing for both domestic hot water & heating.

FIRST FLOOR LANDING

Having window to side elevation, radiator and wood panelled effect walls to dado height.

BEDROOM ONE

14' 0" x 13' 6" (4.26m x 4.12m)

Having windows to front & side elevations, radiator, picture rail and ornamental cast iron fireplace.

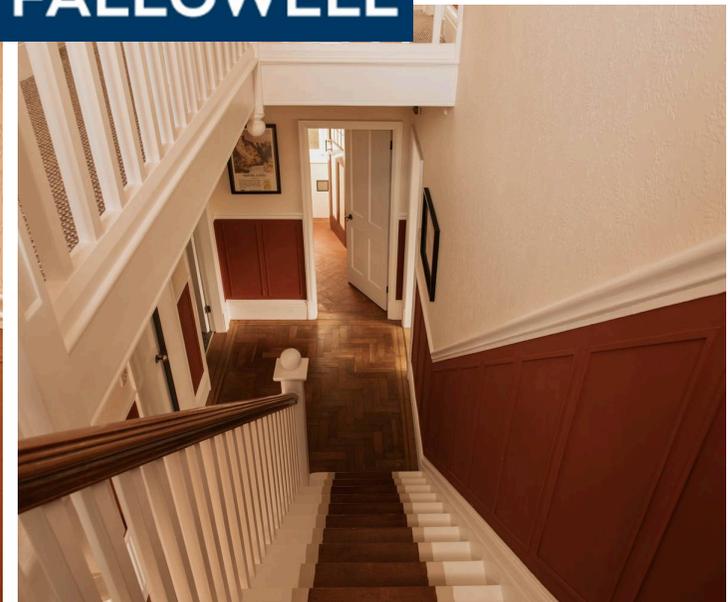
BEDROOM TWO

11' 11" x 10' 11" (3.64m x 3.34m)

(max) Having windows to front & side elevations, radiator, picture rail and built-in storage with cupboards & shelving.



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BEDROOM THREE

11' 1" x 10' 2" (3.37m x 3.10m)

Having window to rear elevation, radiator, picture rail and built-in wardrobe with overhead cupboard.

BEDROOM FOUR

10' 11" x 7' 10" (3.34m x 2.40m)

(max) having window to side elevation, radiator, picture rail and built-in cupboards with tall cupboard to side & drawer under.

BATHROOM

6' 11" x 5' 11" (2.10m x 1.80m)

Having window to side elevation, tile effect flooring, tiling to dado height, access to roof space and built-in airing cupboard housing hot water cylinder with shelving. Fitted with a white suite comprising: panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a lawned garden with borders. Double gates off South Parade lead to a driveway which provides off-road parking and leads to the:

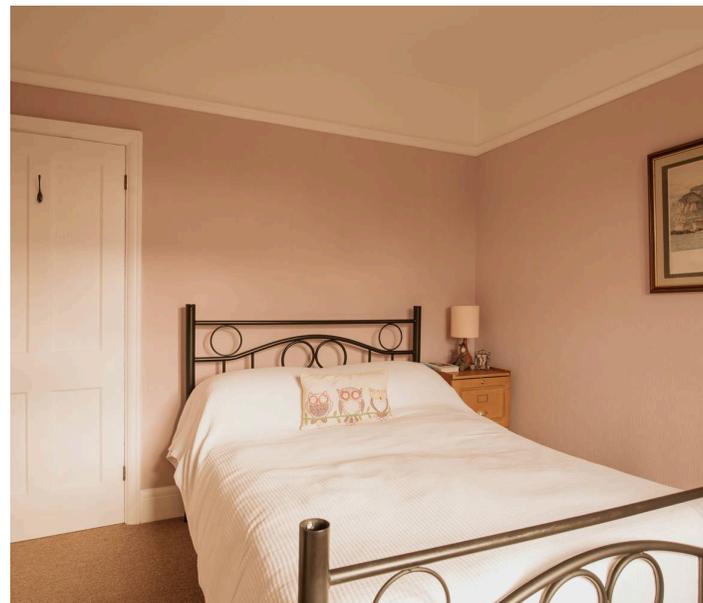
DETACHED GARAGE

15' 9" x 11' 1" (4.81m x 3.39m)

Of brick & tile construction with part glazed double entrance doors, part glazed service door, two windows, loft storage space, light and power.

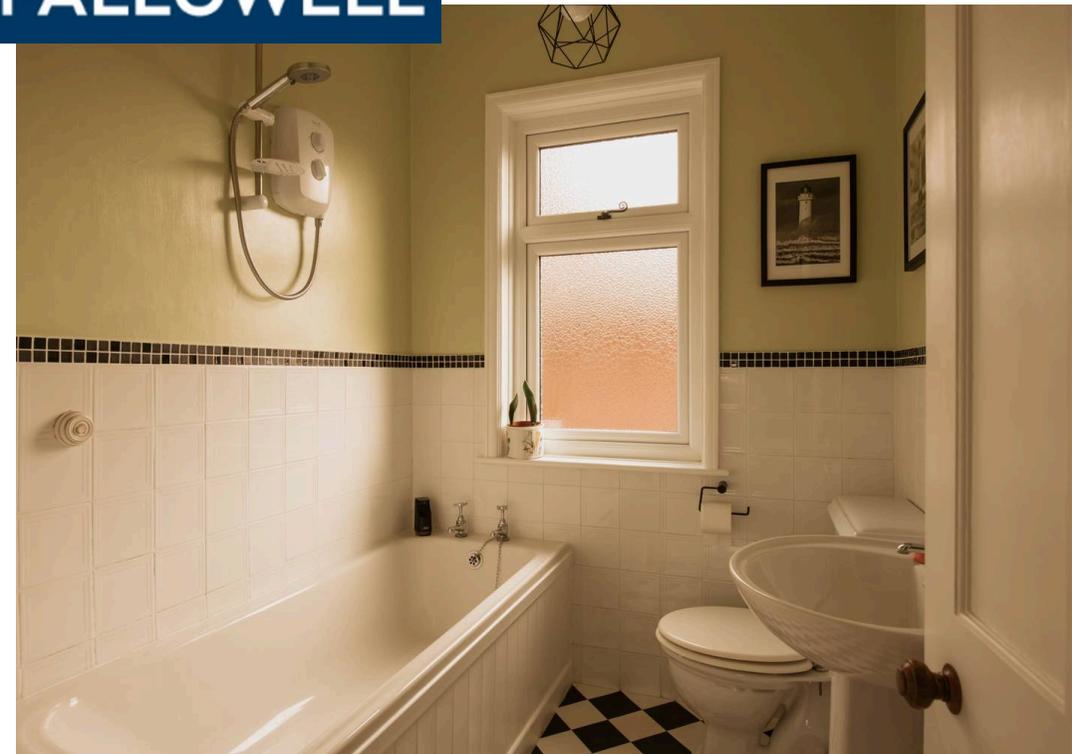
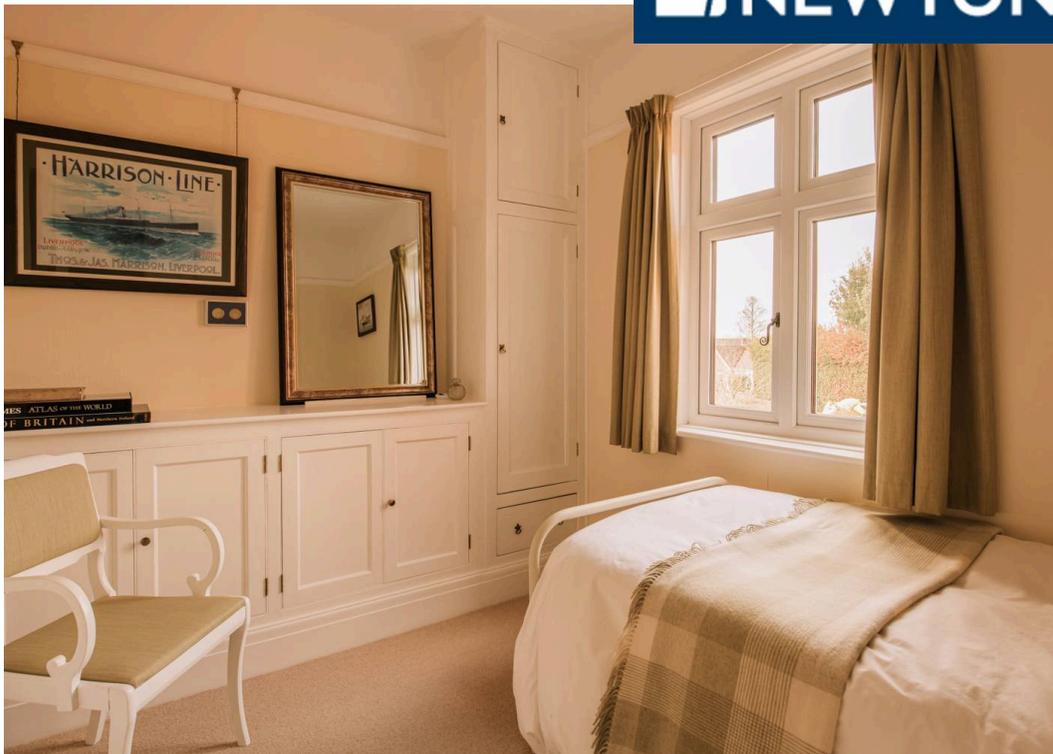
REAR GARDEN

To the rear of the property there is a shaped lawn with established borders including a pear tree, summerhouse and garden shed.





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THE PLOT

The property occupies a plot of approximately 0.18 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 boiler serving radiators and the property is triple glazed. The current council tax is band C.

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.



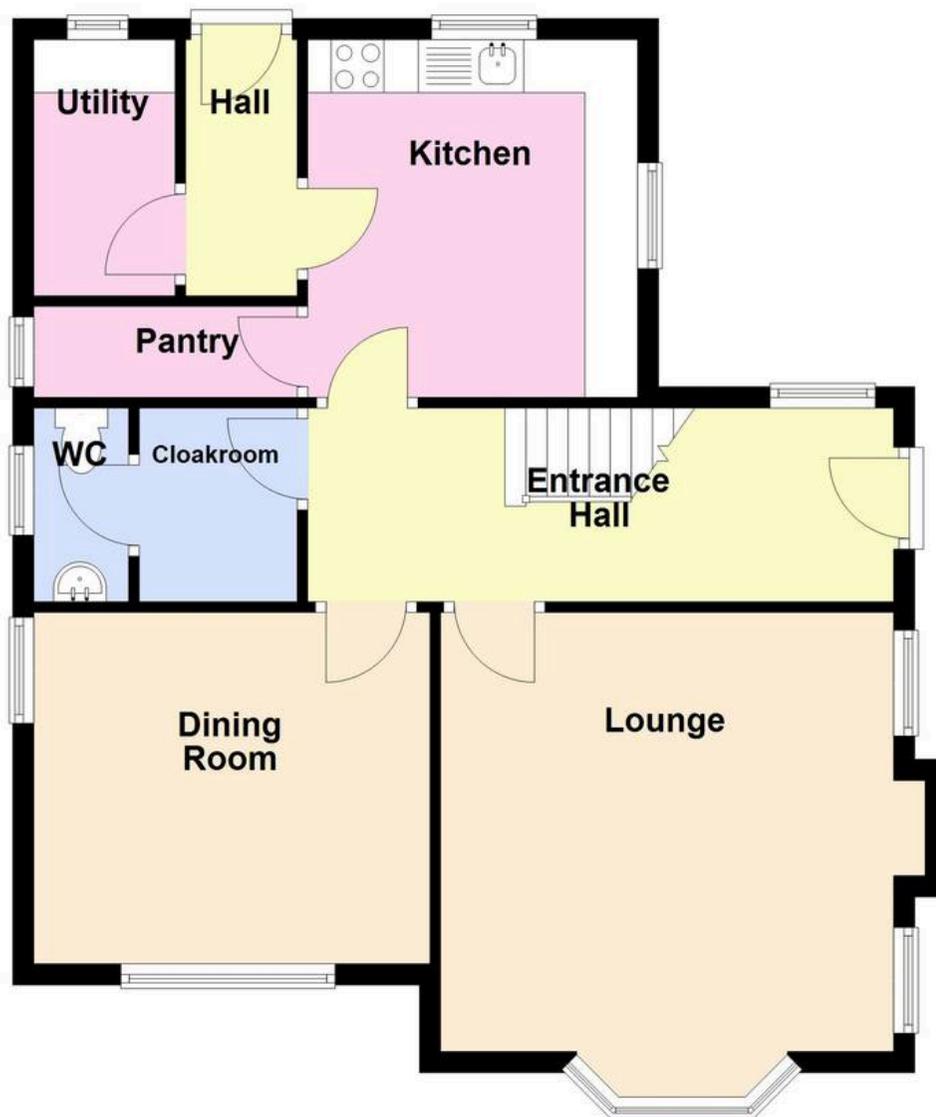
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Ground Floor

Approx. 67.1 sq. metres (721.7 sq. feet)



First Floor

Approx. 66.8 sq. metres (718.5 sq. feet)



Total area: approx. 133.8 sq. metres (1440.2 sq. feet)



NEWTON FALLOWELL



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