



 **NEWTON**
FALLOWELL

10 Witham Bank West, Boston – PE21 8PU
£260,000

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Boston

This impressive five bedroom semi-detached house is arranged over four storeys and offers over 2,000 square feet of flexible and spacious living accommodation in a highly desirable location overlooking the River Witham.

The accommodation comprises of a dining room with kitchen off, inner hall, utility, cloakroom & bathroom to the ground floor. Front entrance hall, lounge overlooking the rear garden and study/bedroom to first floor. Master bedroom with en-suite, two further bedrooms and cloakroom to second floor plus a further third floor bedroom. Outside the property has a large driveway to the rear accessed off Fydell Street, a lawned rear garden with a pond and a further lawned "secret garden" to the far rear.

The location is particularly appealing, with the picturesque River Witham just to the front, offering delightful views and a sense of tranquillity, while the vibrant town centre is within easy walking distance, providing a wealth of shops, restaurants and amenities close at hand. This exceptional home combines the best of town living with a peaceful riverside setting and is ideally suited for families or professionals seeking generous living space, versatility and convenience. Early viewing is highly recommended to fully appreciate the quality and lifestyle this property has to offer.

Council Tax band: B

Tenure: Freehold





ACCOMMODATION

Part glazed rear entrance door to the:

DINING ROOM

16' 3" x 13' 7" (4.96m x 4.13m)

(max) Having window to rear elevation, slate tiled floor and tiled open fireplace. Archway to the:

KITCHEN

11' 4" x 5' 8" (3.45m x 1.72m)

Having window to rear elevation and continuation of slate tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink & drainer and gas hob inset to work surface, integrated electric oven, cupboards & space for dishwasher under, cupboards, extractor and gas fired boiler providing for both domestic hot water & heating over. Work surface return with cupboards & drawer under, cupboards over.

INNER HALL

Having window to side elevation, slate tiled floor and staircase rising to first floor.

UTILITY

13' 6" x 10' 8" (4.12m x 3.25m)

(max) Having window to front elevation, tiled floor and double storage cupboard.

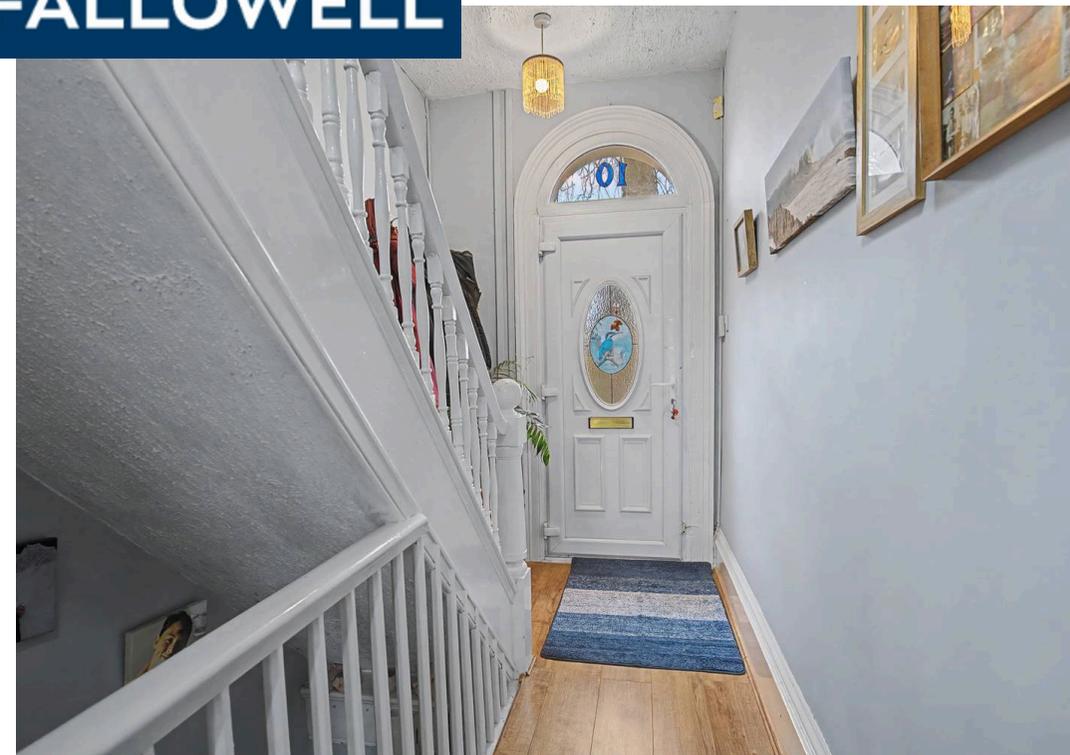
CLOAKROOM

Having window to side elevation, heated towel rail, tiled walls, tiled floor, space & plumbing for automatic washing machine, low level WC and wall mounted hand basin.





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BATHROOM

Having windows to both side elevations, heated towel rail, extractor, tiled walls, tiled floor, freestanding roll-top bath, walk-in shower enclosure and pedestal hand basin.

FIRST FLOOR ENTRANCE HALL

Having part glazed door to front elevation, laminate flooring and staircase rising to second floor.

LOUNGE

19' 9" x 12' 6" (6.02m x 3.81m)

Having two windows to rear elevation, coved ceiling and tiled open fireplace.

STUDY/BEDROOM

15' 1" x 13' 5" (4.59m x 4.10m)

Having window to front elevation, coved ceiling, radiator, laminate flooring and fireplace with cast iron insert & marble surround.

SECOND FLOOR LANDING

Having window to side elevation and staircase rising to third floor.

WC

Having window to side elevation, low level WC and wall mounted hand basin.

BEDROOM ONE

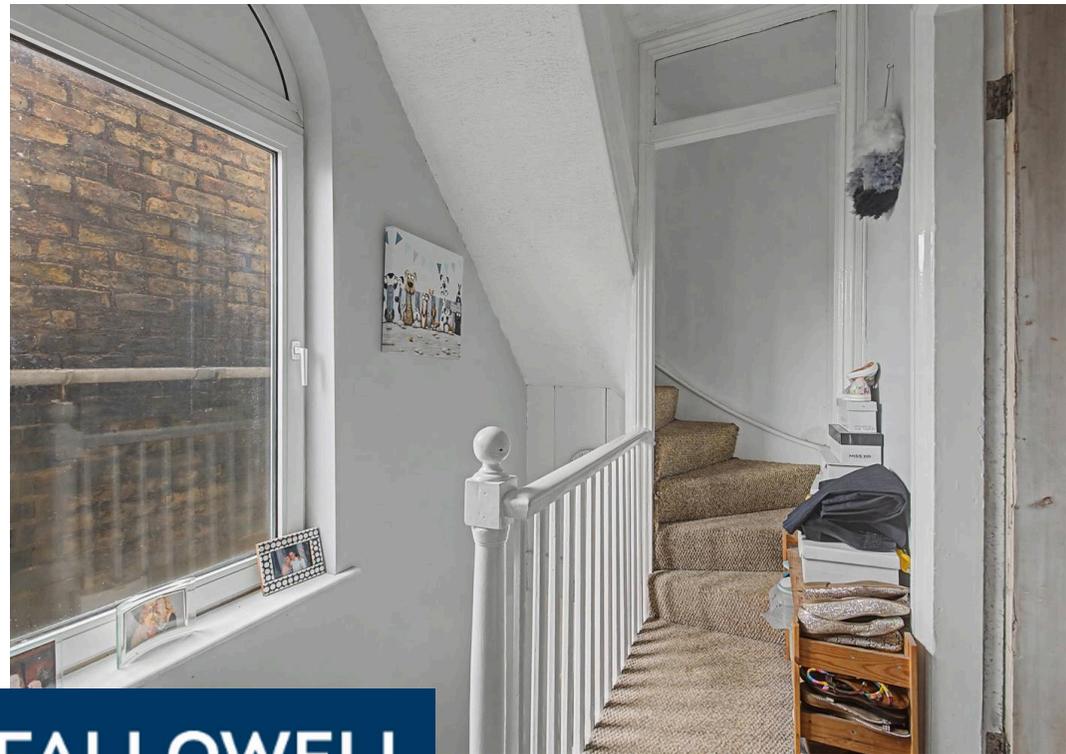
15' 1" x 13' 10" (4.59m x 4.22m)

Having window to front elevation and radiator.

EN-SUITE

Having window to front elevation, wall mounted hand basin and shower enclosure.





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BEDROOM TWO

12' 6" x 11' 6" (3.80m x 3.51m)

Having window to rear elevation, radiator and open fireplace.

BEDROOM THREE

9' 1" x 8' 0" (2.76m x 2.43m)

Having window to rear elevation and radiator.

THIRD FLOOR BEDROOM FOUR

19' 9" x 17' 11" (6.02m x 5.46m)

Having window to side elevation, radiator and eaves storage to both sides.





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EXTERIOR

A footpath running along the River Witham leads to a wrought iron hand gate which gives access to the front entrance door.

REAR

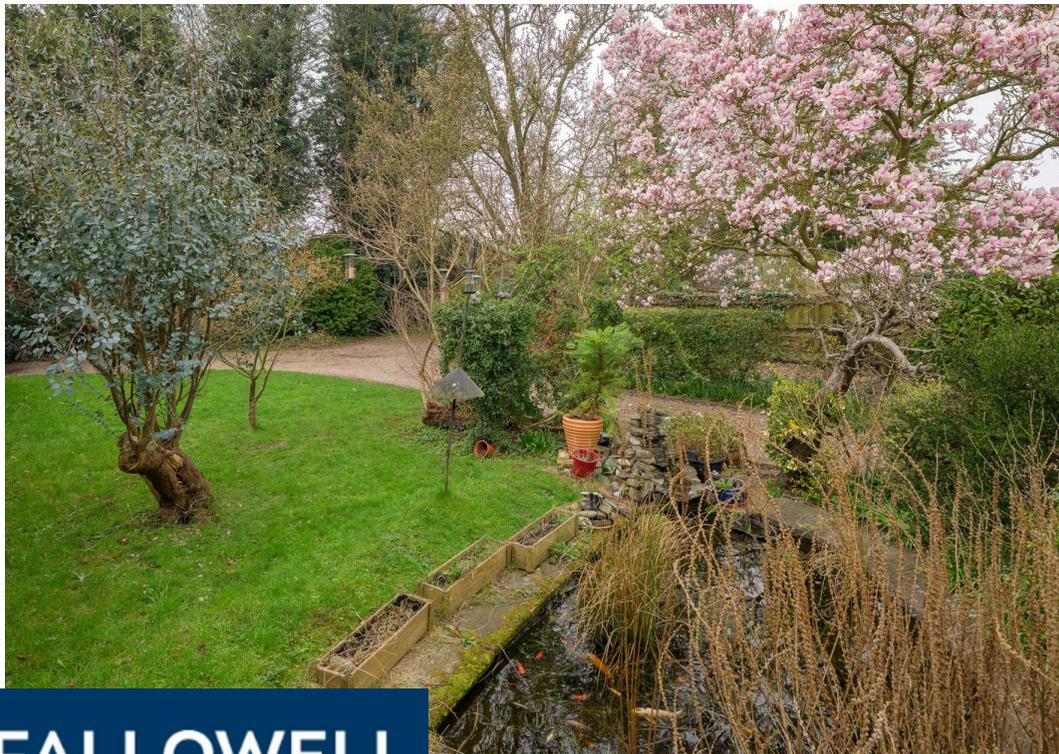
The property has vehicular access to the rear via Fydell Street where there is a large gravelled driveway providing off-road parking. The property has a mature rear garden with a block paved patio, pond and garden shed. There is also a "secret garden" which is enclosed and lawned.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired Worcester boiler serving radiators. The current council tax is band B.

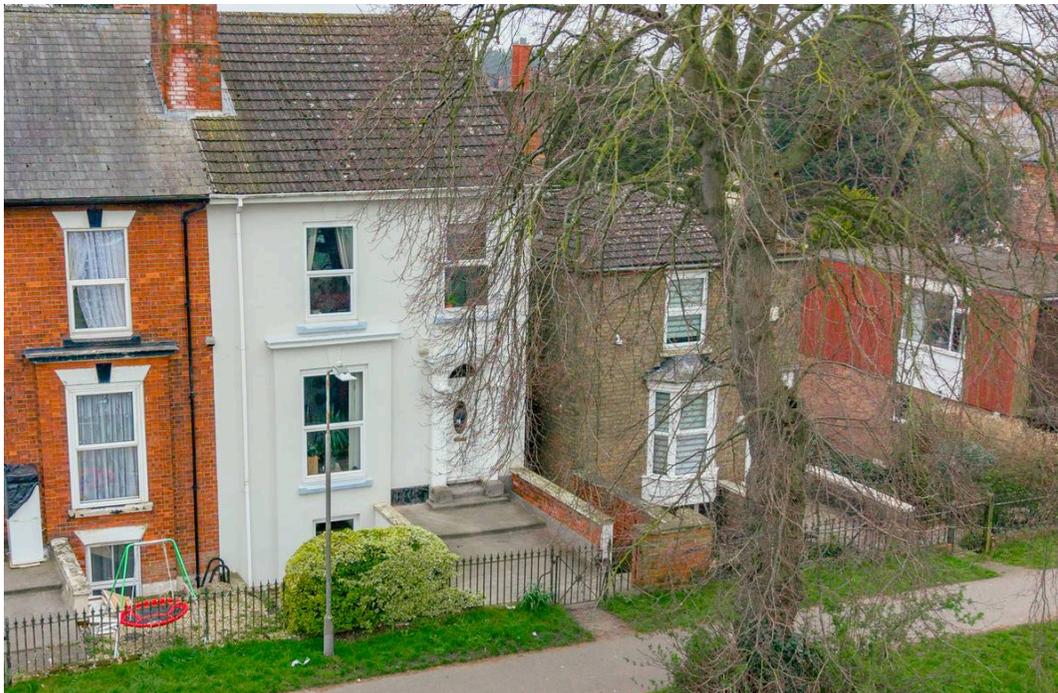
LIFETIME LEGAL

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.



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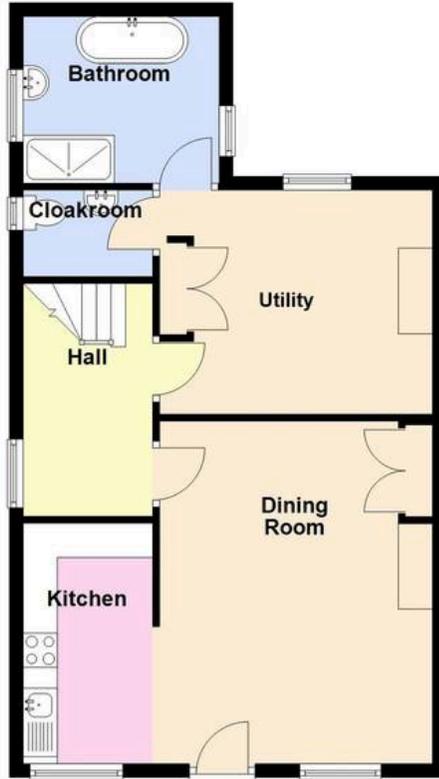


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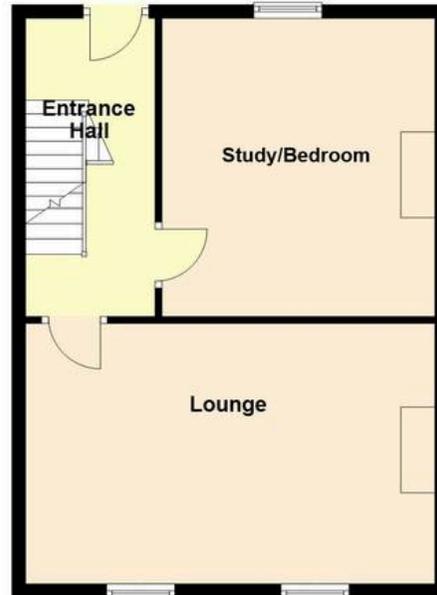
Ground Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



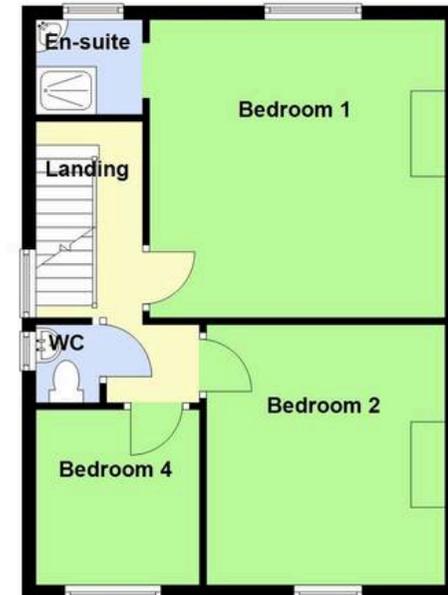
First Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



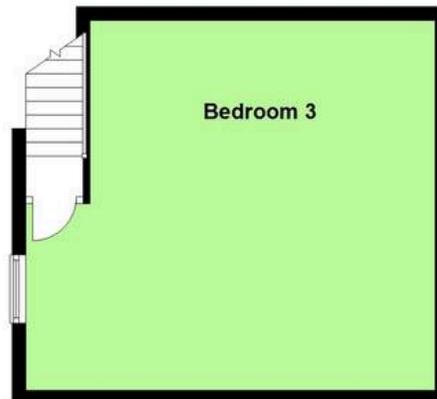
Second Floor

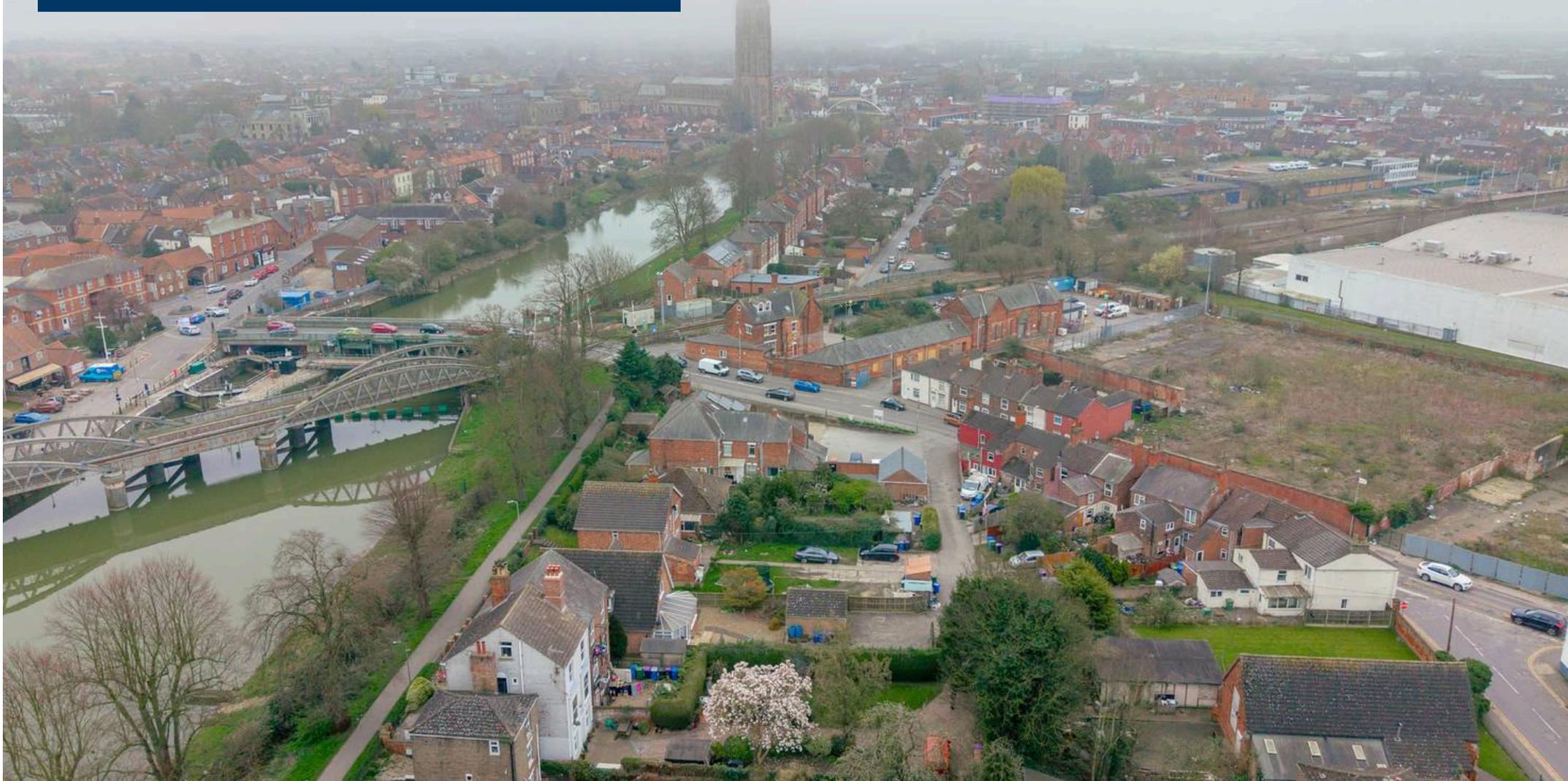
Approx. 50.6 sq. metres (544.5 sq. feet)



Third Floor

Approx. 30.7 sq. metres (330.8 sq. feet)





Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

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