



**£237,500**

43 De Montfort Gardens, Boston, Lincolnshire, PE21 0HG

**NEWTON**FALLOWELL



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Boston, Lincolnshire, PE21 0HG  
£237,500

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having radiator, wood effect flooring, smoke alarm and staircase rising to first floor.

#### CLOAKROOM

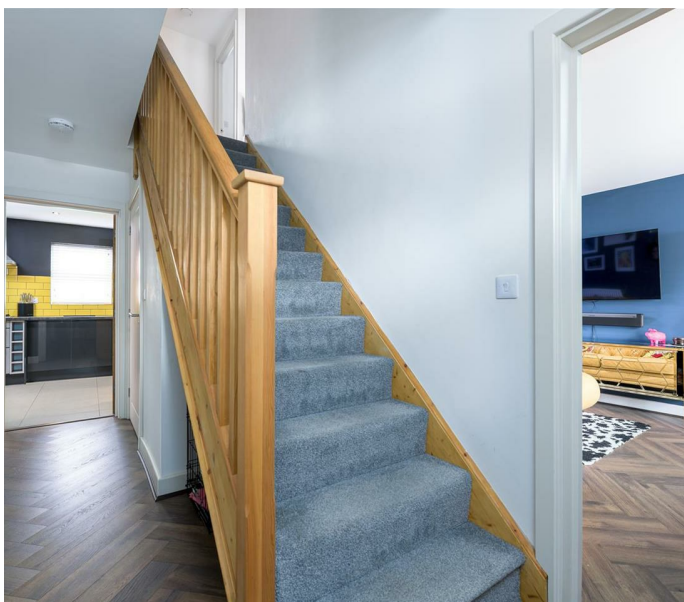
Having radiator, close coupled WC and wash hand basin with tiled splashback.

#### LOUNGE

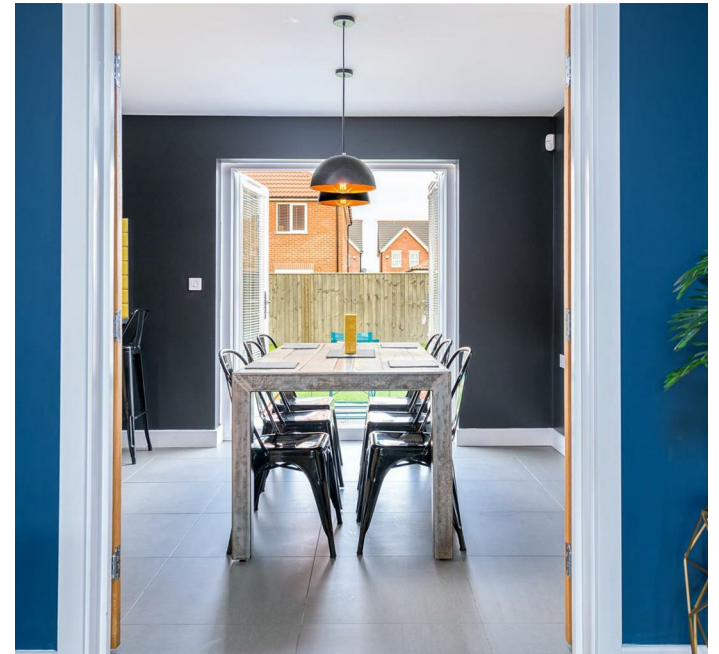
16'5" x 10'6" (5.00m x 3.20m)

Having sealed unit double glazed uPVC bay window to front elevation, two radiators, wood effect flooring and television aerial connection point. Double doors through to the:

A modern detached house in a popular residential location built by the award winning Cyden Homes. Having stylish and well presented accommodation comprising: entrance hall, cloakroom, lounge and 26' dining kitchen to ground floor. Master bedroom with en-suite, three further bedrooms and family bathroom to first floor. Outside the property has a front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



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## DINING KITCHEN

26'11" x 9'10" (8.20m x 3.00m)

Having two sealed unit double glazed uPVC windows & french doors to rear elevation, part glazed uPVC door to side elevation, inset ceiling spotlights, two radiators and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap and gas hob inset to work surface, integrated electric double oven, cupboards & wine racks under, stainless steel cooker hood & cupboard over. Work surface return with cupboards under, cupboards over. Further work surface return with drawers under & breakfast bar to one side. Further work surface with cupboard, space & plumbing for automatic washing machine under, tall larder style units to either side of space for upright fridge/freezer.





### FIRST FLOOR LANDING

Having radiator, access to roof space and built-in airing cupboard.

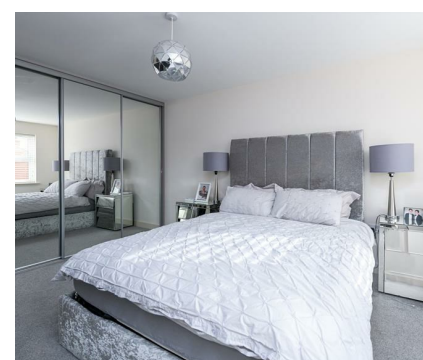
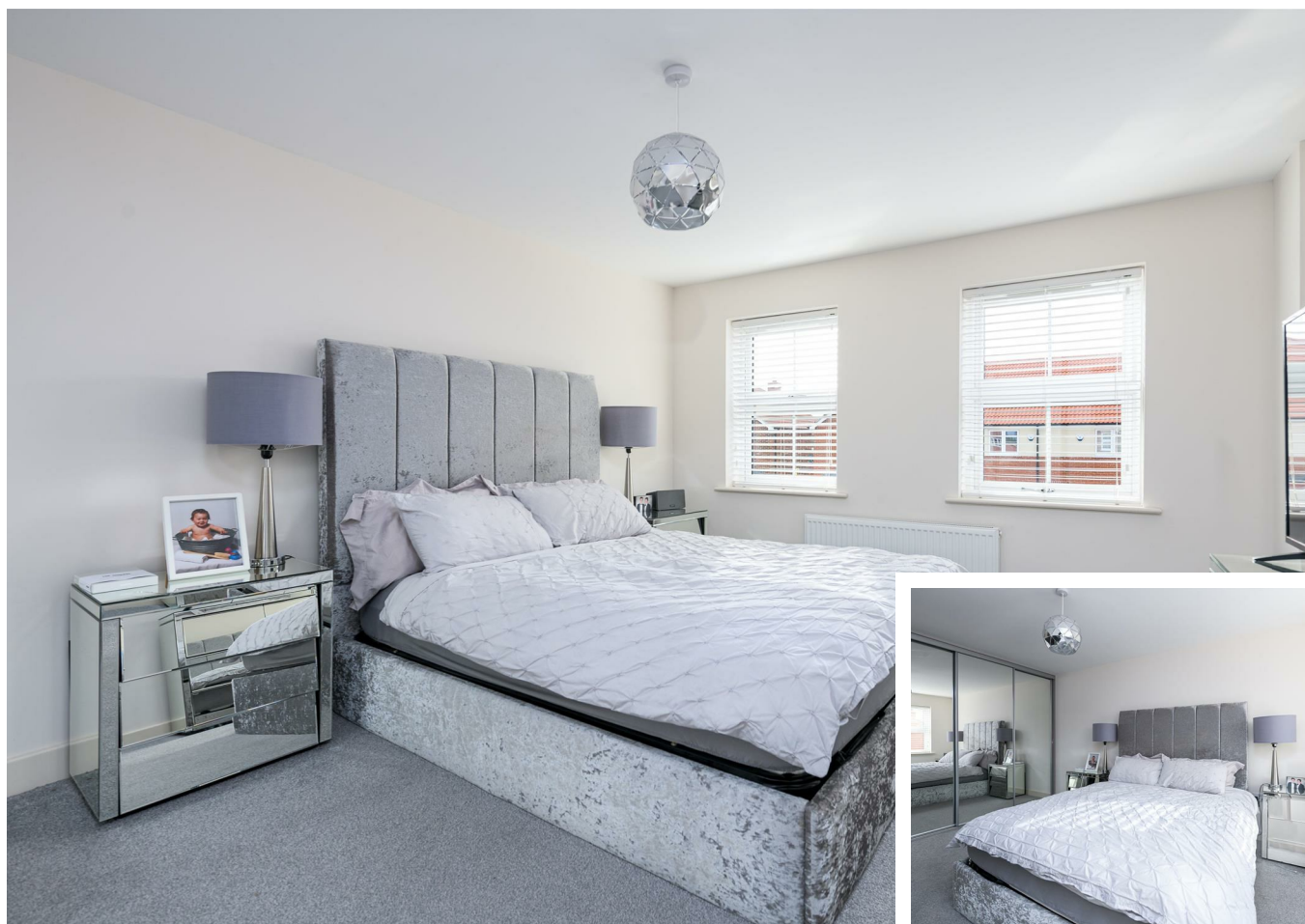
### MASTER BEDROOM

15'10" x 10'4" (4.83m x 3.15m)

Having two sealed unit double glazed uPVC windows to front elevation, radiator, television aerial connection point and built-in wardrobes to one wall with sliding mirror doors.

### EN-SUITE

Having sealed unit double glazed uPVC window to front elevation, chrome heated towel rail and wood effect flooring. Fitted with a white suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and wash hand basin inset to vanity unit with cupboard under.



  
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### BEDROOM TWO

14'1" x 8'10" (4.29m x 2.69m)

Having two sealed unit double glazed uPVC windows to front elevation and radiator.

### BEDROOM THREE

11'2" x 9'2" (3.40m x 2.79m)

Having sealed unit double glazed uPVC window to rear elevation and radiator.

### BEDROOM FOUR

10'10" x 9'6" (3.30m x 2.90m)

Having sealed unit double glazed uPVC window to rear elevation and radiator.

### FAMILY BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, heated towel rail, tiled walls and tile effect flooring. Fitted with a white suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and wash hand basin with cupboard under.





**EXTERIOR**

To the front of the property there is a lawned garden. A block paved driveway provides off-road parking and leads to the:

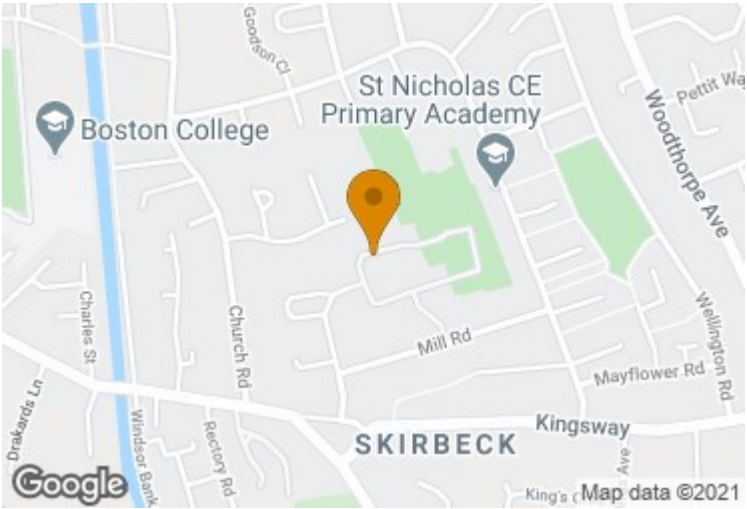
**GARAGE**

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

Gated access to the:

**REAR GARDEN**

Being enclosed by timber fencing and being majority laid to lawn with paved patio area and decked area.

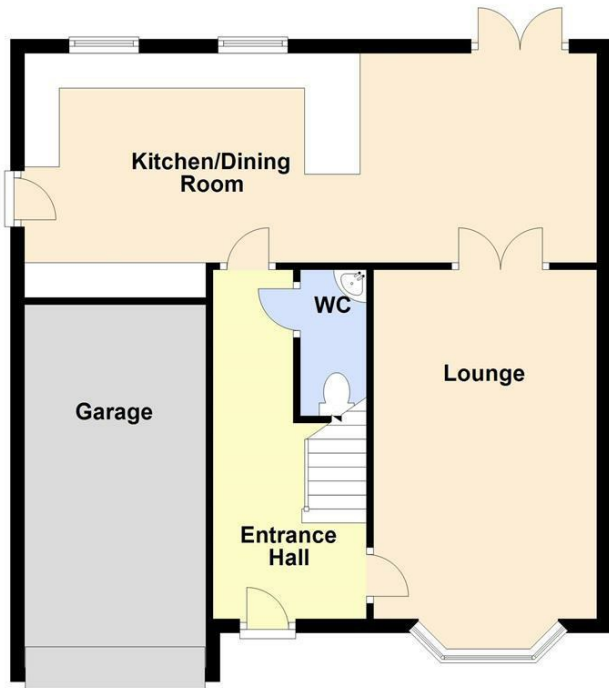


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		84	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

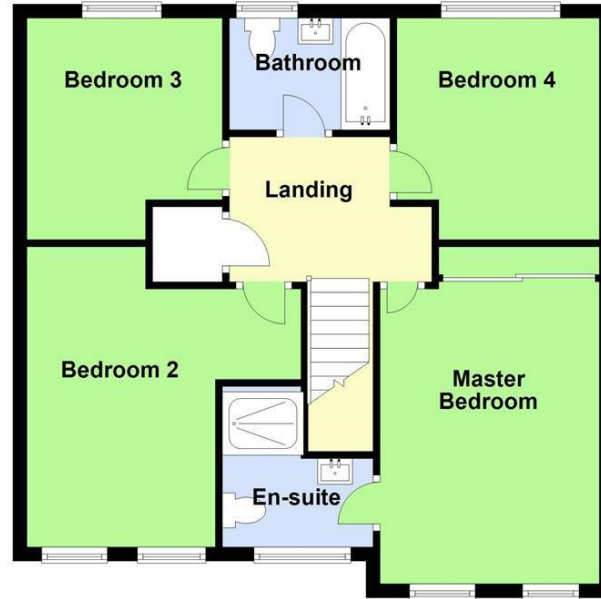
### Ground Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



### First Floor

Approx. 64.8 sq. metres (697.7 sq. feet)



Total area: approx. 133.3 sq. metres (1435.0 sq. feet)

### 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.

### AGENT'S NOTES

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For more information please call in the office or telephone 01205 353100.



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