



31 Riverside

This modern, End-Terrace house is both well-presented and benefits from being offered with no onward chain. Situated in the sought-after Riverside development off Tattershall Road in Boston, the property is located only a short walk along the riverside from the historical town centre in one direction, and the Witham Country Park Nature Reserve in the other.

In brief, the ground floor accommodation comprises kitchen with cloakroom which extends into the generous lounge having French doors leading the garden. The first floor features two bedrooms and the modern bathroom.

The property also benefits from gas-fired central heating and uPVC double glazing, whilst outside there is an enclosed low-maintenance garden and parking space.

- Two Bedroom End-Terrace Property
- Well-Presented Throughout
- Built By Chestnut Homes
- Modern Bathroom & Cloakroom
- Off-Road Parking
- Conveniently Situated For Amenities & Boston Marina
- Gas-Fired Central Heating & uPVC Double Glazing
- EPC – ‘C’ 78. Tenure: Freehold. Council Tax Band ‘A’



The property is approached via a double-width paved footpath leading up to the canopy front entrance with part-glazed door leading into the:

Kitchen 3.29m red. to 2.31m x 3.12m - The kitchen has uPVC window to the front and fitted units comprising a range of cupboard and drawer units to both base and eye level, with work surfaces having an inset one-and-a-half bowl stainless steel style sink/drainer unit with mixer tap, inset four ring stainless steel style Neff hob with Neff extractor canopy over and oven below. Spaces for washing machine and fridge. Tiling as appropriate, radiator and door to the cloakroom/WC.

Cloakroom/ WC – Comprising a modern white suite of low-profile close-coupled WC, hand basin with tiled splash back.

Lounge 4.79m x 3.29m – The lounge is a lovely size with uPVC double glazed French doors to the garden, two radiators, stairs to the first floor, heating controls and TV/broadband sockets.

First Floor – The landing has an over stairs cupboard housing the Baxi gas-fired central heating boiler, loft access and doors arranged off to:

Bedroom One 3.29m x 3.20m – Having a uPVC window overlooking the rear garden. Radiator.

Bedroom Two 3.32m x 2.05m red. to 1.86m - Having two uPVC windows to the front aspect and radiator.

Bathroom – The bathroom comprises a modern white suite of panel bath with mixer tap and shower over, pedestal hand basin with mixer tap and low-profile WC. Radiator, shaver point and tiling as appropriate.





Outside

The property has been attractively bordered to the front with hedging and a footpath extends to the right providing gated access to the rear. The rear of the property has been enclosed and is of a low-maintenance design. The property also has the added benefit of allocated parking.

NOTE: Tenure: Freehold. * SERVICE/ MAINTENANCE CHARGE APPLIES.

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Ground Floor



First Floor



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