



# No.57

Conveniently located within walking distance of the town centre, this spacious detached house is located just around the corner from Boston Grammar School, Boston College and the Geoff Moulder swimming pool and sports complex.

Offered with no onward chain, the property will suit many different types of buyer. It has a driveway to the front of the property and a fully enclosed back garden that has been block-paved over the years for ease of maintenance. There are two generous reception rooms with open fireplaces plus a modernised kitchen to the ground floor, and two large double bedrooms, with exposed floorboards and a modern bathroom to the first floor.

The property is neutrally decorated and well-presented throughout. The gas fired boiler, kitchen and bathroom were all replaced around the same time, approximately two and a half years ago and the boiler is still covered by the manufacturer's warranty until 2033.







**Entrance** – A uPVC door to the side of the property opens into the:

**Entrance Hallway** – Having staircase rising to the first floor accommodation, radiator and access through to the:

**Lounge** – 3.40 m x 3.96 m (11'1 x 12'11) – Having uPVC windows to both the front and side aspect, a wood grain effect laminate flooring, radiator and an open fireplace comprising a marble back panel and hearth with an 'Adams' style fire surround.

**Dining Room** 4.29 m x 3.95 m (14'0 x 12'11) – Has a uPVC window to the side aspect and a uPVC part glazed door to the rear. There is an open fireplace comprising a cast-iron arched interior with an 'Adams' style fire surround and slate hearth. The dining room benefits from both wall and ceiling light points, a radiator and under-stairs storage cupboard housing the consumer unit.



**Kitchen 3.22 m x 2.08 m (10'6 x 6'9)** – Has a uPVC window to both the side and rear aspect and comprises a recently replaced kitchen to include a range of work surfaces with modern drawer and cupboard units at both base and eye-level. A single drainer sink unit has a mixer tap over and there is modern 'Metro' style wall tiling where appropriate. There are LED spotlights to the ceiling, space and plumbing for under-counter fridge and freezer units and integrated appliances to include an electric fan oven and hob with an extractor fan over.

The First Floor Landing – Has a uPVC window to the side aspect and a radiator.

**Bedroom One 3.96 m x 3.98 m (12'11 x 13'0)** – A large double **Bedroom** with uPVC windows to the front and side aspects, radiator and exposed wooden floorboards.

**Bedroom Two 4.27 m x 3.00 m (14'0 x 9'10)** – Has a uPVC windows to the side and rear aspect, radiator, exposed wooden floorboards and built-in wardrobe.

**Bathroom** – Comprises a recently replaced bathroom suite of panel bath, pedestal wash hand-basin and low flush WC. It has a uPVC window to the rear aspect, radiator and built-in airing cupboard housing a modern gas fired combination boiler which is still covered by the manufacturer warranty until 2033.

To the front of the property a driveway provides off-road car parking and a low maintenance enclosed rear garden has been block paved with an outside tap.

Council Tax Band 'B'

EPC – 'E'

Mains Drainage

Gas Fired Central Heating

No Onward Chain

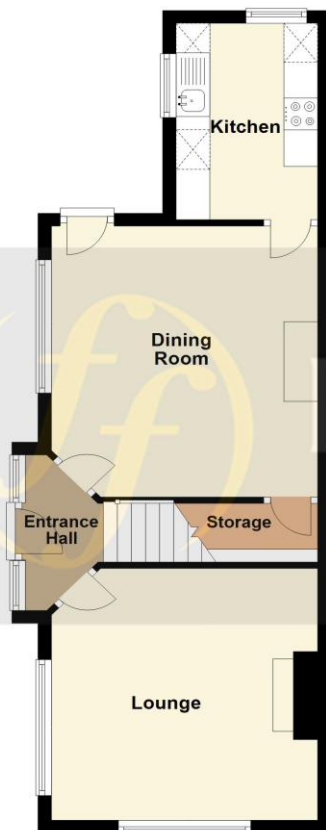








Ground Floor



First Floor



**NOTE:** All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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