




FAIRWEATHER
FOR SALE
01205 336122

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30 Argyle Street

This end-terrace property includes off-road parking to the rear and is being offered with no onward chain. The accommodation comprises two double bedrooms including an en-suite bathroom to bedroom one, plus an additional bathroom to the ground floor, together with the lounge, kitchen and separate dining room. In addition to the off-road parking, the property also has the benefit of a generous lawned garden to the rear.

Being situated on the West side of town, the property offers easy access to shops and other amenities, indeed many viewers will consider the property walking distance of the town centre and the nearby primary and secondary schools. For those with active lifestyles, a wide range of activities can be found courtesy of the Princess Royal Arena, Peter Paine Performance Centre and Boston Tennis & Squash clubs. The location should also suit buyers commuting to work in the Sleaford, Grantham or Newark directions via the A17 and the A52.

- Two Bedroom End-Terrace House With Off-Road Parking
- Offered With No Onward Chain
- Lounge and Separate Dining Room
- Two Bathrooms
- Generous Rear Garden
- uPVC Double Glazing, Gas-Fired Central Heating
- Conveniently Situated For The Town Amenities
- Tenure: Freehold. Council Tax Band 'A'. EPC 'D 68'



Entrance via UPVC obscure glazed door into the: **Entrance Hall** -Having tiled floor, radiator and stairs to the first floor. Doors arranged off to:

Lounge (Currently Third Bedroom) 3.49m x 3.06m - With uPVC window to the front aspect, radiator and powerpoints. Note this room currently serves as a third double bedroom.

Dining Room 4.05m x 3.66m - uPVC double glazed window to the rear aspect, under stairs storage cupboard, radiator and tiled floor. Open access through to the:

Kitchen 2.99m x 2.14m - The kitchen comprises range of cupboard and drawer units to both base and eyelevel, with work surfaces having an inset stainless steel style one and a half bowl sink/drainers with mixer tap. Stainless steel style four ring gas hob with extractor canopy over and oven below. Spaces for fridge freezer, dishwasher and washing machine. The kitchen has open access to:

Rear Lobby - With uPVC obscured door leading out to the patio and garden area and a further door through to the ground floor bathroom.

Bathroom - Having uPVC obscure-glazed window to the side aspect. The bathroom comprises a white suite of panel bath with mixer tap and shower over, pedestal hand basin and close coupled WC. Tiling as appropriate, radiator and heated towel rail.

First Floor Accommodation

Bedroom One 4.06m x 3.60m - Bedroom one overlooks the rear garden and has radiator, built-in wardrobe to one wall with sliding mirrored doors. A further door leads through to the **En- suite bathroom** - Comprising a suite of panel bath with Victorian style fittings, vanity basin with light and mirror over and a low-level WC. Shaver point, heated towel rail and tiling to the walls and floor. Built-in cupboard housing the Worcester gas fire central heating boiler.

Bedroom Two 4.04m x 3.49m - Having uPVC double glazed window to the front aspect, radiator and powerpoints.

Outside

The rear of the property combines an initial concrete area of hardstanding with garden shed, with a generous rear garden which has been laid to lawn and bordered with panel fencing. Beyond the garden, the property has the benefit of its own driveway which could accommodate up to two vehicles.

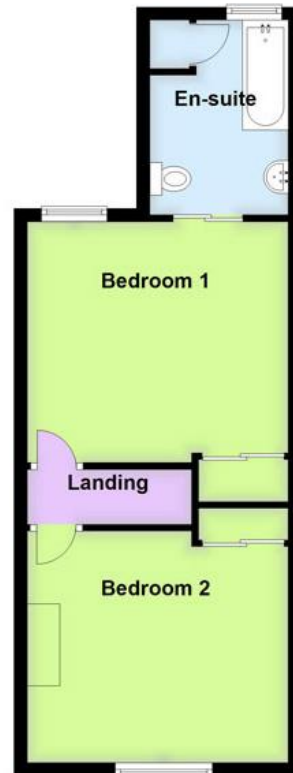




Ground Floor



First Floor



Please Note: Tenure: Freehold.

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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