



15B Station Road

Built by the incredibly well-respected S L developments in 2021, this attractive row of modern townhouses has been built to an incredibly high standard throughout to include underfloor heating to the ground floor with Karndean flooring, granite worktops in the kitchen and top quality fittings and sanitary-ware in the bathroom and cloakroom.

With a modern open-plan design to the ground floor, this immaculately well-presented property is a great example of a more sociable and contemporary living style. The kitchen has a breakfast bar as well as ample room for a dining table and has integrated appliances to include oven, hob, dishwasher and washing machine. There is a generous living space too with brackets for a wall-mounted TV and LED spotlights throughout.

One of the most surprising features for me is the back garden which is a really good size for such a modern property. With lawn and a generous patio there is plenty of space for a summer barbeque; it is a lovely spot to sit out, especially since it's not over-looked by any properties at the rear, and all bins are all kept in a separate bin store.

Tucked away and yet only a stone's throw of the many amenities in the centre of this thriving village, the property is incredibly convenient for shops, cafés, take-aways, schools, doctors and the vets. The parking area to the front is illuminated from dusk until dawn and there are two private spaces per property as well as guest parking spaces.

EPC - 'B' 84

Council Tax Band - B

Tenure: Freehold



Entrance via canopy porch with stone ledges, light and composite front door opening into the: **Entrance Area** - Having Karndean flooring with underfloor heating and door to:

Cloakroom - Having a continuation of the Karndean flooring, a two piece suite comprising a modern concealed flush WC with cupboards and co-ordinating wash basin with mixer tap over and cupboards beneath. Tiled splashback and towel rail.

Open Plan Living Kitchen – Comprising Lounge area 8.55m x 3.08m, Dining Kitchen Area 4.29m x 3.68m Has a uPVC window to the front aspect with fitted blinds, uPVC window to the rear aspect and French doors also to the rear aspect with fitted blinds. There is a continuation of the Karndean flooring with underfloor heating and LED spotlights on a dimmer switch control throughout. The kitchen area comprises a range of solid granite worktops with modern drawer and cupboard units at both base and eye-level. Integral appliances include a four-ring hob and fan oven with extractor fan over, an integral slimline dishwasher and an integral washing machine. There is a stainless steel sink unit with single lever mixer tap over and ample space for a dining table and chairs. uPVC French doors open out to the rear garden and patio. In the living area is a staircase rising to the first floor accommodation with storage cupboard beneath, television aerial points and a wide range of power points.



First Floor Landing - Has linen cupboard with shelving, radiator, loft access and doors arranged off to:

Bedroom One 4.28m x 2.73m - Having a uPVC window to the front aspect with fitted blinds, radiator, television point and LED lights.

Bedroom Two 3.56m x 2.20m - Has a uPVC window to the rear aspect with fitted blinds, radiator and television point.

Bedroom Three 2.61m x 1.97m - Has a uPVC window to the rear aspect with fitted blinds, radiator, and television point.

Bathroom - Comprises a three piece white bathroom suite of panel bath with central mixer tap, shower with both rain head and hand-held shower and a shower side-screen, WC with wall mounted flush and co-ordinating 'floating' vanity wash basin with mixer tap over and drawers beneath. There is a chrome wall mounted towel rail. Shaver point and extractor fan LED spotlights to the ceiling and wall tiling where appropriate.

Outside

To the front of the property is a private block paved driveway which is shared with the neighbouring properties and allows two car parking spaces for each property. This car parking area is illuminated between dusk and dawn for security and also includes a guest car parking space.

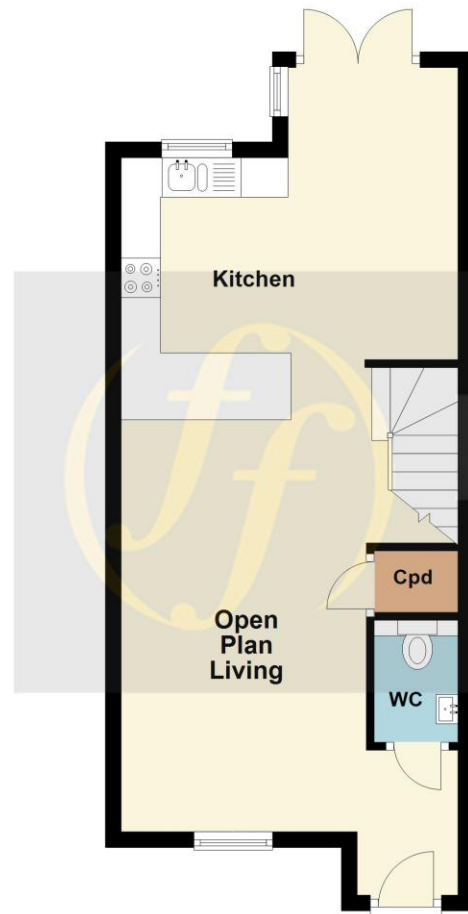
The rear garden is completely enclosed by quality fencing with a gate to the rear providing access to the bin store. The garden is laid in the majority to lawn with a generous paved patio area with light and a path which runs the full length of the garden.

The property is freehold - the vendor informs us that there is a monthly management fee of approx. £76 per calendar month which insures the maintenance and upkeep of the outside parking and communal garden area at the front of the property as well as the external lighting.

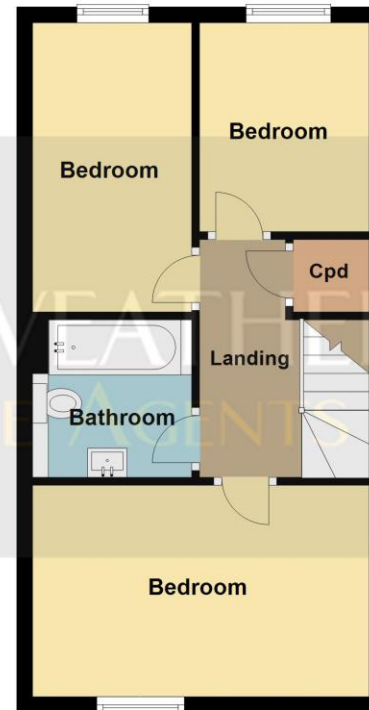




Ground Floor



First Floor



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T| 01205 336122

E| sales@fairweather-estateagents.co.uk

