



10d Field Street, Boston, PE21 6TR

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Freehold

£145,000



Key Features

- Three storey end-terrace house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, bathroom & shower room
- Enclosed rear garden
- Close to town centre
- EPC rating TBC





A recently updated three storey end-terrace house within walking distance to Boston Town Centre. Having accommodation comprising: entrance hall, dining kitchen, inner hall, cloakroom and lounge to ground floor. Two bedrooms and bathroom to first floor. Master bedroom and shower room to second floor. Outside the property has an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

uPVC front entrance door through to the:

INNER HALL

Having laminate flooring and built-in cupboard.



ENTRANCE HALL

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

CLOAKROOM

Having hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

DINING KITCHEN

4.19m x 2.97m (13.7ft x 9.7ft)

Having window to front elevation and laminate flooring with underfloor heating. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard & appliance space under. Work surface return with cupboard & appliance space under, cupboards over. Further work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Further work surface return with drawers under & breakfast bar to one side.

LOUNGE

3.98m x 3.22m (13.1ft x 10.6ft)

Having part glazed uPVC door with windows to either side to rear elevation, underfloor heating, television aerial & telephone connection points.

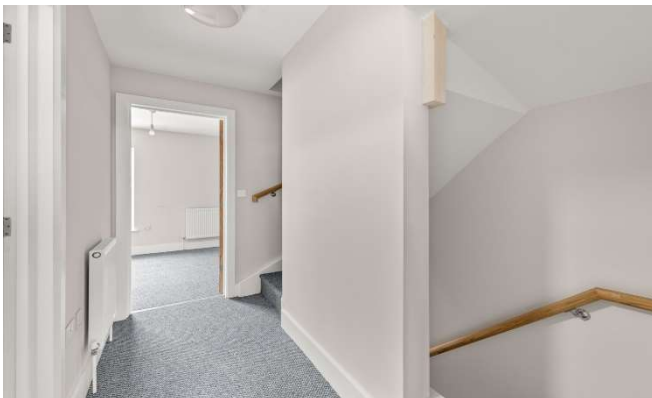
FIRST FLOOR LANDING

Having radiator, smoke alarm and staircase rising to second floor.

BEDROOM TWO

3.97m x 2.55m (13ft x 8.4ft)

Having window to front elevation, radiator, television aerial & telephone connection points and built-in wardrobe.



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BEDROOM THREE

3.96m x 3.21m (13ft x 10.5ft)

Having two rooflights to rear elevation, radiator, television aerial & telephone connection points.

BATHROOM

Having heated towel rail, wood effect flooring, shaped bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

SECOND FLOOR LANDING

Having smoke alarm, storage cupboard and solar panels control.

MASTER BEDROOM

3.14m x 2.99m (10.3ft x 9.8ft)

Having rooflight to front elevation, radiator, television aerial & telephone connection points and access to roof space.

SHOWER ROOM

Having heated towel rail, extractor, wood effect flooring, shower enclosure with mermaid board splashback & mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



EXTERIOR

To the rear of the property there is an enclosed garden which is paved & gravelled.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by underfloor heating and radiators and the property is double glazed. The current council tax is band A. The property also has solar panels.

VIEWING

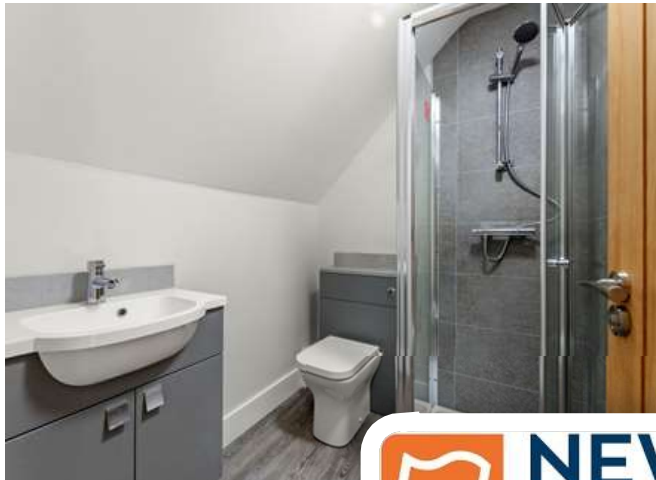
By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





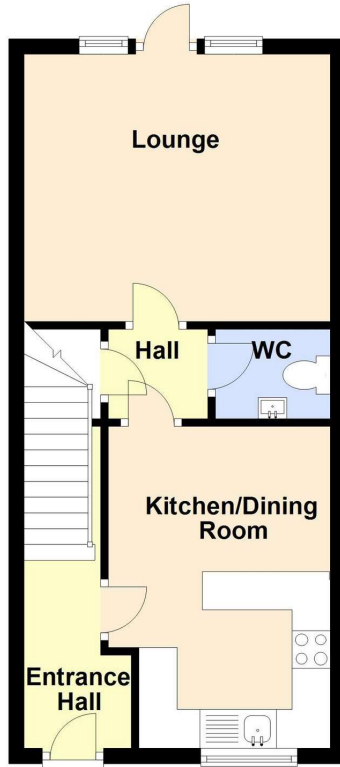
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Floorplan

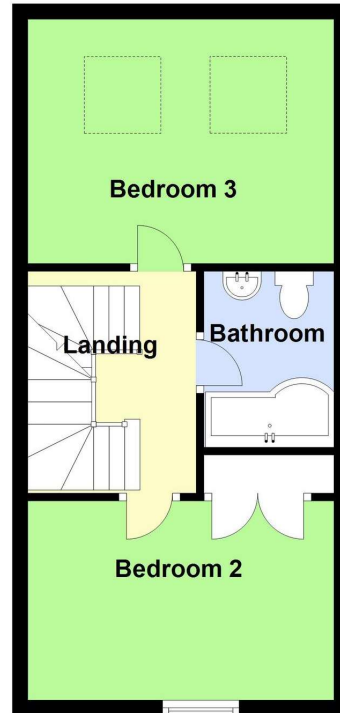
Ground Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



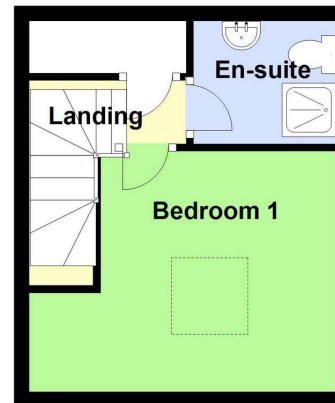
First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



Second Floor

Approx. 19.4 sq. metres (208.8 sq. feet)



Total area: approx. 91.3 sq. metres (982.5 sq. feet)



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